

2739
LARKIN
STREET

Larkin

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2739 Larkin Street

RUSSIAN HILL RESIDENCE

Exceptional Design for
Sophisticated Urban Living with a View

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Overview:

Offered at \$1,995,000

This truly unique townhouse condominium, designed by George Hauser of Hauser Architects, San Francisco, is situated in a quiet cul-de-sac on a much desired part of Russian Hill. The simple architectural vocabulary in steel, stone, glass and wood provide rhythm and logic to a composition of interlocking horizontal and vertical spaces. Abundant natural light from the south facing mansard skylight and staircase to all three levels provide an airy ambience in this soaring volume of space. The floating staircase with handsome maple wood risers and parallel steel railings is an impressive sculpture in and of itself.

ABSTRACT

- Built in 1995
- 3 bedrooms & 2.75 baths
- Living/dining room with fireplace & view deck
- Open kitchen with bar seating
- Impressive family/media room with fireplace & soaring ceiling height
- Maple hardwood floors
- Landscaped patio
- Laundry & storage
- 2 car side by side garage with inside access

Entry Level:

Enter the foyer from the private street, a few steps up to the open LIVING/DINING ROOM with beamed ceiling & fireplace. Enjoy iconic views of the Golden Gate Bridge and the Bay from the open area great room sought after in today's lifestyle. Glass doors open to the spacious landscaped deck for easy indoor/outdoor enjoyment.

The gourmet kitchen features:

- Custom maple cabinets & storage
- Granite counter tops with bar seating for four
- Thermador gas cook top and oven
- KitchenAid microwave oven
- Sub-Zero refrigerator/freezer
- Bosch dishwasher
- Bang & Olufsen stereo wall system

The GUEST BATH, guest closet and access to the two-car side by side garage is off the foyer.







Mid Level:

Descend the staircase to mid-level with sitting/desk area. This level is dedicated to the MASTER SUITE for complete privacy. The luxurious MASTER SPA/BATH features stone surround and translucent glass panels, designer vanity, oval Whirlpool tub, ceramic double shower with bench seating, European fixtures, warm floors & towel warmer, linen storage, double custom dressing rooms and closet.





Lower Level:

The interior volume of the home can be most appreciated in the FAMILY/MEDIA ROOM as the eye travels the full three story height to the skylit drama above. The tall fireplace wall contains built-in display and storage cabinets.

Two identical BEDROOMS share a tranquil landscaped patio as well as an ingeniously designed BATHROOM. Each bedroom accesses its own vanity and WC; double pocket doors separate the tub and/or stall shower for privacy if desired.

A LAUNDRY ROOM with washer & dryer and storage room complete this level.



Other:

- Please note that this property is zoned as a condominium although for all practical purposes, it is used as a single family home, a free standing structure and has no dues.
- Taxes will be reassessed upon the sale to approximately 1.164% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.
- Special features of the property:
 - Exterior cladding is a system of Eternit "Eflex", cementitious mineral fiber panels & custom aluminum extrusions, proven to be highly durable, nonflammable & low maintenance; slate tile entrance
 - Fenestration is mostly double glazing in aluminum frames with custom green color powder coat
 - Large skylight is double glazed with special "Low-E" glass that cuts down on most heat gain from reflective sunlight
 - Passive solar heating & cooling via thermostat controlled air circulation
 - Electric service for window coverings built in for skylight
 - Fire sprinklered throughout
 - Security system
 - European lighting fixtures with dimmers



Floor Plans:

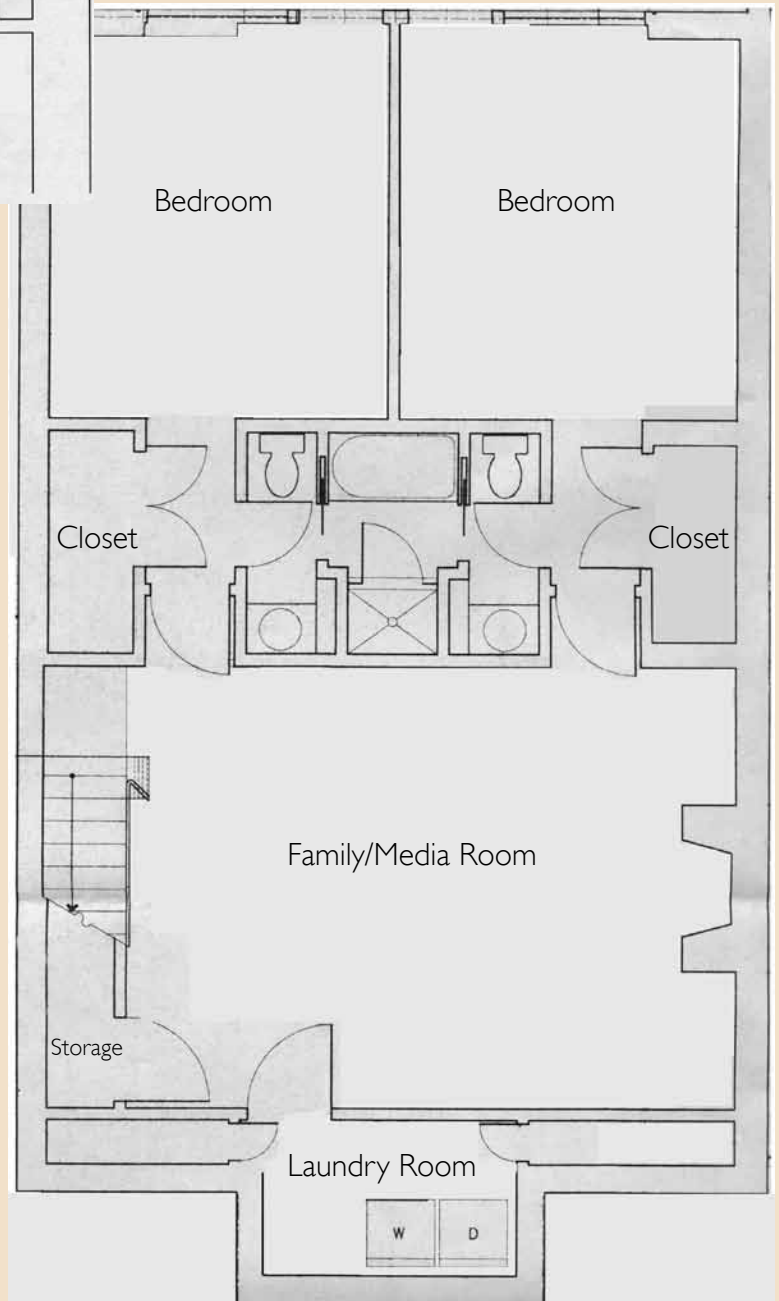
Entry Level





Mid Level

Lower Level





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