

2967  
PACIFIC  
AVENUE

# Pacific

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2967 Pacific Avenue

PACIFIC HEIGHTS RESIDENCE

Exquisite View Penthouse Condominium with Roof Garden

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## Overview:

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### Offered at \$2,995,000

The architectural sophistication of Ed McEachron and interior design brilliance of Ken Fulk come together to create a one of a kind penthouse environment for entertaining and comfortable City living indoors and out. The finest materials, finishes and accessories have been selected to provide a 'perfect' home for the most discerning urban dweller.

The restrained but well-articulated detailing of the building's crème toned brick façade—and that of its twin next door—echoes the quietly elegant architecture of the town homes of Wilton Crescent off London's Belgrave Square. The ground floor is divided into three rusticated sections. The elegant lobby entrance is framed by a pair of pilasters which rise to the pent level balustrade capped with two large stone urns. Cross-hatched transom windows and discrete embellishments complete the refined composition.

### ABSTRACT

- Built in 1996
- Architect: Ed McEachron
- Living room with fireplace and dining area
- Gourmet kitchen
- Master suite & luxurious bath
- Library/guest bedroom & bath
- North & south view terraces
- Deeded view roof garden
- Elevator, 2 storerooms
- One car parking

## Penthouse:

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The pent house apartment may be accessed by elevator from the garage level.

Enter the GALLERY with custom French ‘espresso’ stain oak flooring. The open floor plan of the public rooms provides ample natural light; custom recessed lighting has been installed for display of art and object d’arts throughout.

The spacious LIVING ROOM with DINING AREA features hardwood floors in a herring bone pattern. The handsome stone fireplace is flanked by tall niches for art display. Transom picture windows and French doors open to the landscaped SOUTH TERRACE with wonderful views of the cityscape ranging from Twin Peaks and Lone Mountain College to the magnificent dome of City Hall and southeasterly glimpse of the Bay.

The adjoining MEDIA ROOM—with Videophile flat screen television and Audiophile surround sound system—is perfect for relaxation and socializing. (The built-in Sonos music and sound systems extends throughout the apartment.)

The spacious open KITCHEN is designed for the gourmet cook. Features are itemized under Custom Installations.









## Bedrooms:

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Enter the LIBRARY/GUEST ROOM with double doors upholstered in suede with nailhead trim. Custom Philippe Stark carpeting and Christian Liaigre draperies provide a quiet club room ambience. The closet contains the audio/video equipment.

The GUEST BATH with shower enclosure features Ann Sacks slate tile floor & surrounds, Laura Kirar Stil designer stone vanity and Waterworks fittings & fixtures; the laundry closet houses a stacked Bosch washer & dryer.

At the end of the Gallery may be found the luxuriously tranquil MASTER SUITE which features Stark carpeting and Christian Liaigre draperies in the transom windows and an elegant hanging antique alabaster bowl light.

French doors open to the NORTH TERRACE, an ideal place for lounging and relaxation. The double urns seen from the street are the focal points of this very private space.

The adjoining MASTER SPA with all-Waterworks nickel fixtures and fittings features:



- Ann Sacks luxor grey limestone herring bone tile surrounds
- Carrara marble vanity with double sinks
- Mirrored medicine cabinets lined in marble
- Freestanding oval tub & Separate rain shower
- Kohler purist hatbox toilet

The walk-in wardrobe closet features ample custom storage.

## Roof Garden:

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Last and best of all in the penthouse apartment is the VIEW ROOF GARDEN accessed from the south terrace of the Living Room. It is ideal for entertaining and alfresco dining with its all encompassing views of the lovely Pacific Heights homes and tree-lined streets to the Bay, Alcatraz & Belvedere Islands and all around to the south cityscape.

The custom landscaping of the roof garden features accent lighting and automatic watering system for all the planter boxes (included). The roof garden can also be accessed from the main staircase which is ideal for catering large parties. The space encompasses the entire apartment and is full floor and deeded to this Penthouse only. Truly one of a kind!

## Other:

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- HOA dues: \$900 per month
- The custom personal property may be purchased with a separate bill of sale.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package—including the condominium disclosures—available on request.
- Taxes will be reassessed upon the sale to approximately 1.164% of the purchase price.







## Custom Installations:

### Included in the Sale:

#### Overall

- Custom audio/video system, including universal control of DirectTV, Comcast, Blue-Ray and Sonos wireless speaker system with in-wall speakers in every room
- Nickel hardware throughout
- French oak flooring with custom espresso stain
- Stark wall-to-wall carpeting in bedrooms
- Farrow & Ball paint throughout

#### Kitchen

- Subzero refrigerator & double freezer drawers
- Subzero wine fridge
- Gaggenau gas range
- Gaggenau oven
- Gaggenau microwave
- Miele espresso machine
- Miele dishwasher
- Dornbracht kitchen taps
- Carrara marble countertops & backsplash
- Custom designed cabinetry with soft-touch drawer close
- Custom island in Brazilian slate and Macassar ebony wood

#### Master bedroom

- Stark wall-to-wall carpet
- Custom floor-to-ceiling drapery with both interior and exterior curtain
- Antique light fixture in ceiling
- Custom closet shelving in master closet

#### Master bathroom

- Ann Sacks slate tile on floor, wainscoting, and entire shower enclosure
- Carrara marble countertop
- Custom designed cabinetry with soft-touch drawer close
- Waterworks free standing oval tub
- Kohler purist hatbox toilet
- Waterworks fixtures

**Guest bedroom**

- Stark wall-to-wall carpet
- Custom floor-to-ceiling drapery with nickel curtain rod
- In closet wiring for entire condo's sound/home theater equipment
- Custom closet shelving installation

**Guest bathroom**

- Slate floor and shower walls
- Ann Sacks separate vanity
- Waterworks toilet
- Waterworks fixtures
- Bosch washer and dryer

**Den**

- Flat screen LCD TV with universal remote
- Surround sound with universal remote

**City and bay decks**

- Custom landscaping with automatic watering and lights

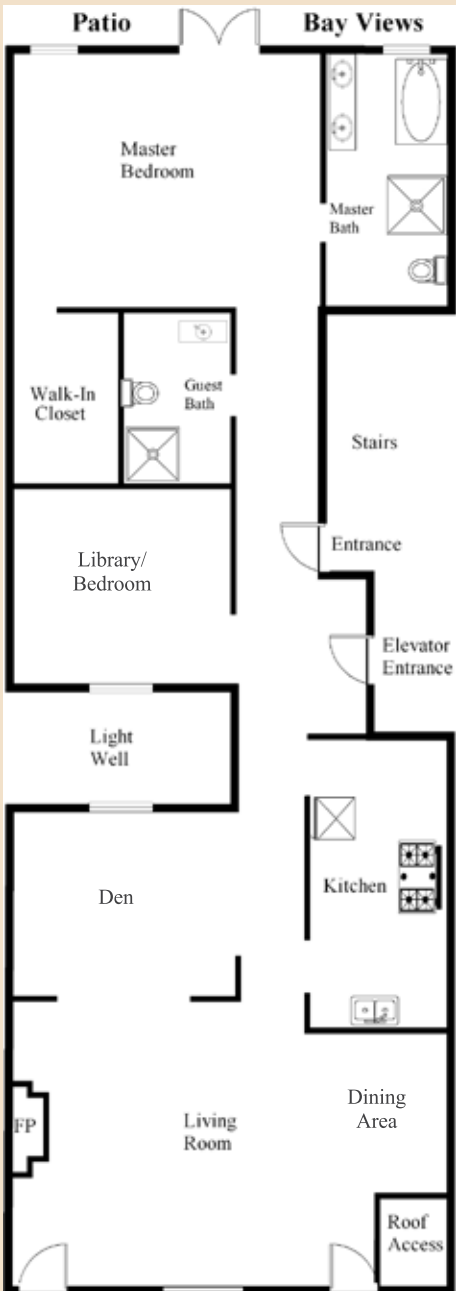
**Roofdeck**

- Custom landscaping with automatic watering
- Full set of couches, chairs, cushions, side tables, dining table, dining chairs

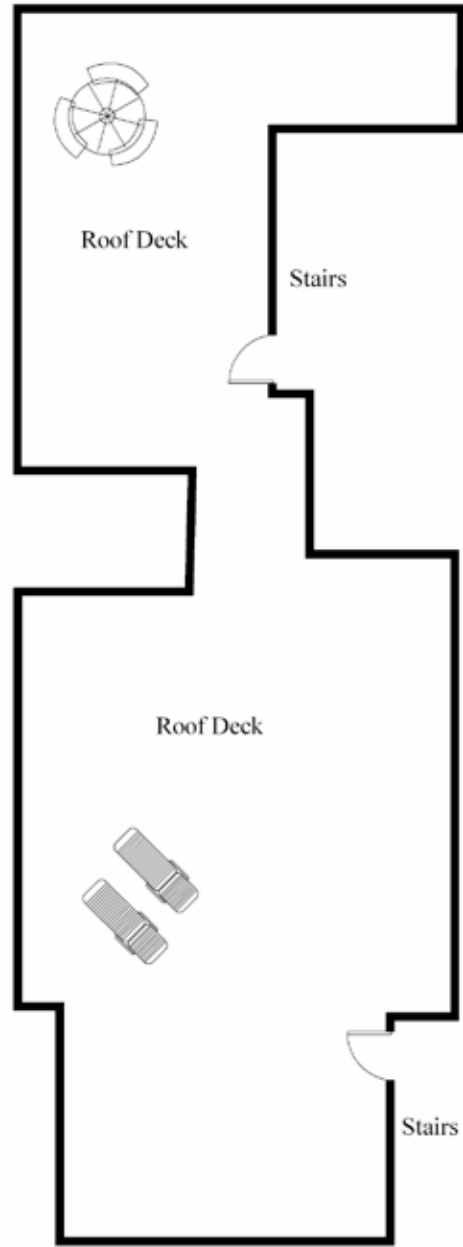




# Floor Plan:



Patio with City Lights Views



City Lights Views





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**TRI/COLDWELL BANKER**

1699 Van Ness Avenue  
San Francisco, CA 94109