



TELEGRAPH HILL

2 UNIT BUILDING

330-334 CHESTNUT STREET



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Classic Telegraph Hill Edwardian 2 unit building with fabulous water views, custom gourmet kitchen, high ceilings, roof deck and wine cellar. Convenient location on Chestnut Street, close to Telegraph Hill & Coit Tower, North Beach, Fisherman's Wharf, downtown financial district and shopping. Fantastic access to the best San Francisco has to offer on a tree-lined street just below the beloved Coit Tower, providing park-like enjoyment of historic San Francisco stairs, vistas & charm at its very best. Also the proximity to the Farmers' Market at the Ferry Building should be a desirable feature for a property that is focused around food, cooking and entertaining.

**OFFERED AT \$1,495,000**

**PROPERTY ABSTRACT**

- 1908 ship lathe 3 level, 2 unit building
- Extensively remodeled
- Full Bay and Golden Gate views
- Delivered vacant
- Spectacular chef's kitchen
- Two-level, 2 bedroom, 2.5 bath owner's unit
- Remodeled 1 bedroom, 1 bath income unit downstairs
- Spectacular roof deck with full views and wind shield
- Rear garden
- Wine cellar



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### 330 CHESTNUT, TWO-LEVEL OWNER'S UNIT

The owner's unit consists of two master suites (one with an efficiency kitchen, the other with French doors leading to a patio) on the first level. Living room & dining room and the extensively remodeled and customized kitchen with sweeping Bay and Golden Gate views are on the second level along with an interior main staircase accessing a huge roof deck to top it off.

The layout is perfect for entertaining and offers a real San Francisco feeling with beautiful views and plenty of useable outdoor area. The two first level master suites have lots of closets, high ceilings, full baths, and a laundry area. All details in material and design are unique and tasteful.

The second level offers an entertainer's paradise with a period detailed living room and dining room with hardwood floors, high ceilings, wooden casement windows and a half-bath powder room. The kitchen, which can handle the most ambitious cooking adventures imaginable, has been customized and rebuilt by the current owner for his professional-standard cooking hobby. The custom kitchen includes but is not limited to:

- 8' x 4' island and 17' x 3' of additional counter space, all in granite.
- Main sink with air switch-controlled disposal in island.
- Deep commercial 24" x 24" stainless sink with air switch-controlled disposal, two 24" x 24" stainless sideboards, custom maple cutting board, and overhead pre-rinse spray unit.
- Miele built-in espresso machine.
- Sub-Zero 601R 36" refrigerator. Can accommodate commercial full-size sheet pans.



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- Sub-Zero 601F 36” freezer. Can accommodate commercial full-size sheet pans.
- Thermador PRDS48 dual-fuel 48” stove with four 15,000 BTU star burners, grill, griddle, two electric ovens, and range faucet. Large oven can hold commercial full-size sheet pans.
- Wall-mounted Thermador SMW272 triple oven with true convection oven, microwave oven, and heating drawer.
- Miele Premiere G891 dishwasher.
- 60” wide Viking hood with 1200 cfm remote blower.
- Wells LLF-14 commercial 240V fryer. Heats up in eight minutes.
- Maple cabinets with stainless fixtures.
- “Baking cabinet” with maple counter and space for two rolling flour bins.
- “Appliance cabinet” with eight outlets, allowing appliances to be ready to go while at the same time keeping them hidden from view.
- Space under island for half-height speed cart which accommodates full-size sheet pans.
- Convenient deck provides ideal sourdough bread rising temperature most of the year. Also works as cooling area for stocks and can be used for additional grill.
- Enclume hanging racks for pots and pans.

Furthermore, there is an interior stairway leading from the second level of the owner’s unit to access a large wooden roof deck complete with wind screens and world class views.

### 334 CHESTNUT INCOME UNIT

This apartment features completely refurbished three room, one bath income unit with access to a rear garden area. The bedroom has a walk-in closet and wall-to-wall carpet. There is a full bath with ceramic tile wainscoting in the shower. The kitchen has been completely updated with new appliances, sink and cabinets. The



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living room and dining area is light-filled with French doors leading out to the rear garden offering a quiet, secluded and attractive outside area for al fresco enjoyment.

#### **PARKING**

Seller currently leases 1 parking space in area for \$175 per month and will credit Buyer with 1 years equivalent cost for 1 parking space. Cannot warrant exact same parking spot.

#### **ADDITIONAL**

- There is an additional wine cellar and storage room located under the sidewalk, which was, rumor has it, historically used by smugglers during the prohibition.
- There is a breezeway on the ground level, which offers access to the rear yard.
- Gas fired forced air heating
- 100-Gallon gas fired hot water heater

#### **OTHER**

- Taxes will be reassessed upon the sale to approximately 1.117 % of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the "Seller's Disclosure Package" available on request with Listing Agents.
- Special Evening for Friends & Clients, Thurs. 10/28 from 5 to 7 pm  
Open House, Sunday, 10/31 from 1 to 4 pm
- Offers to be presented November 3<sup>rd</sup> at 4:00 at TRI Coldwell Banker.

TRI Coldwell Banker, 1699 Van Ness Avenue, San Francisco, CA 94109 415.229.1211 Fax 415.563.3198

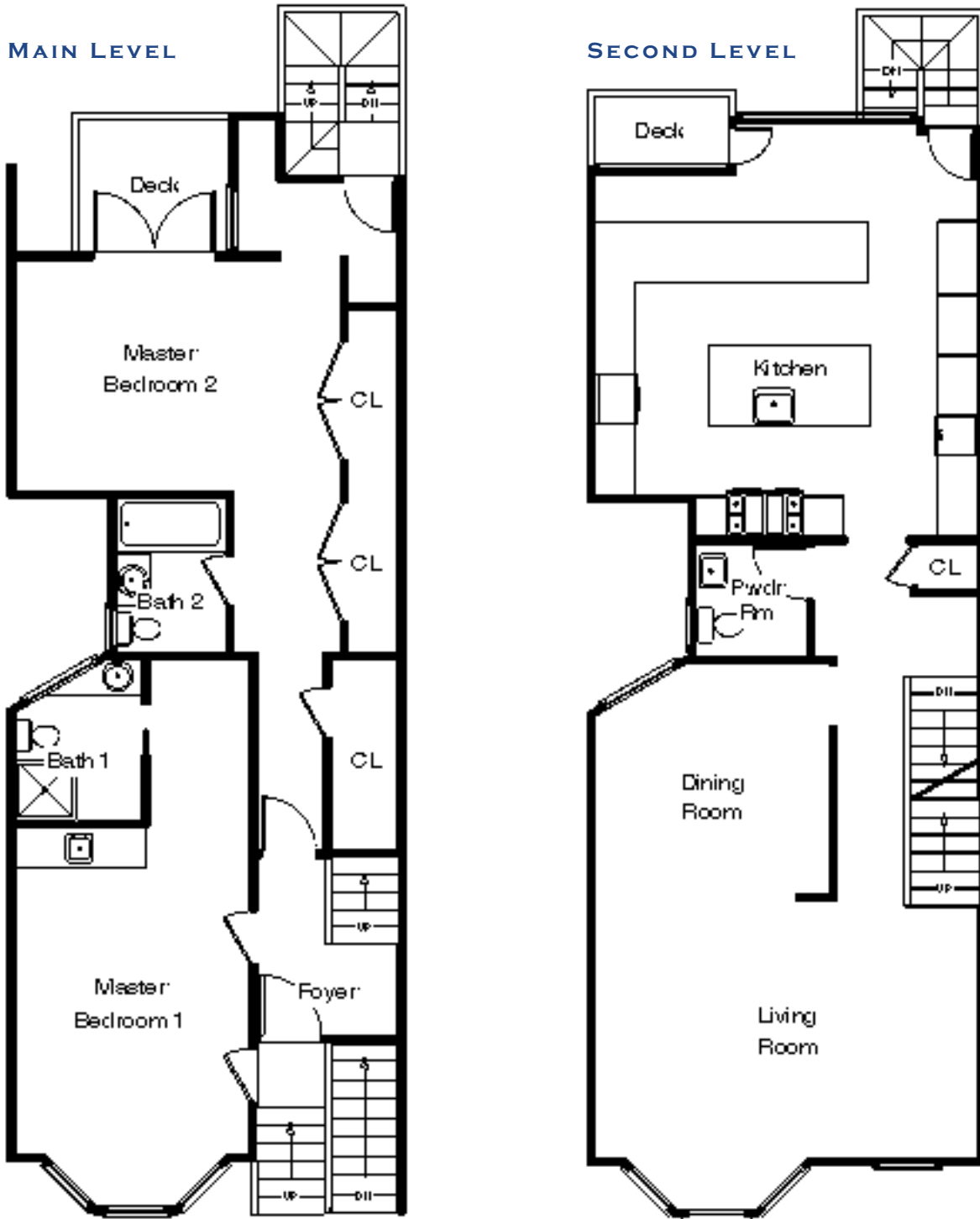
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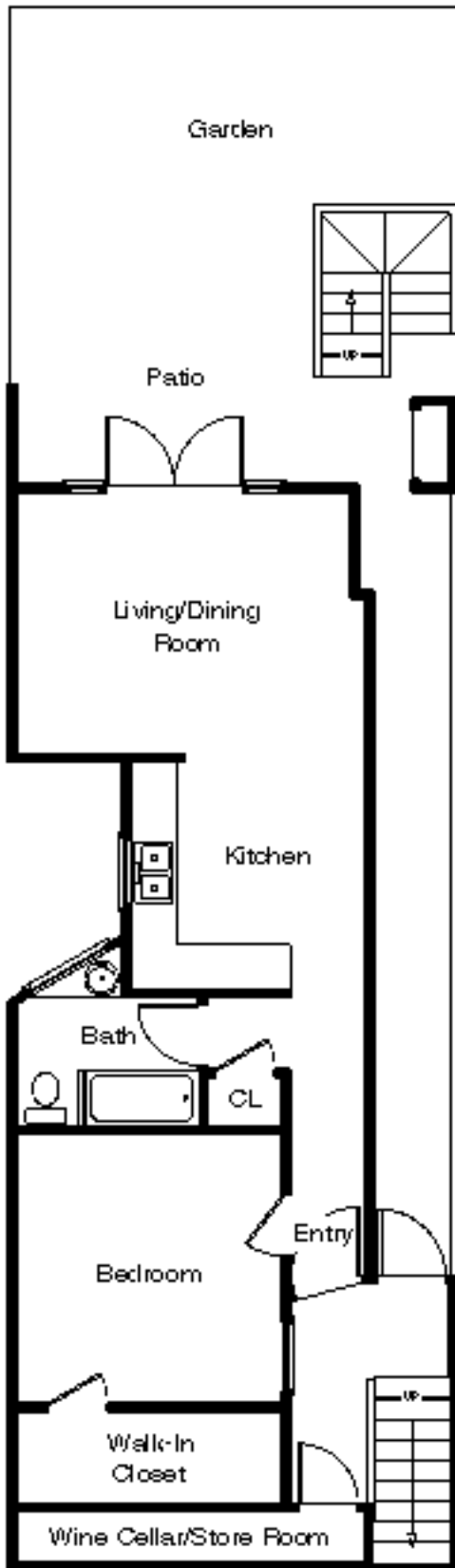
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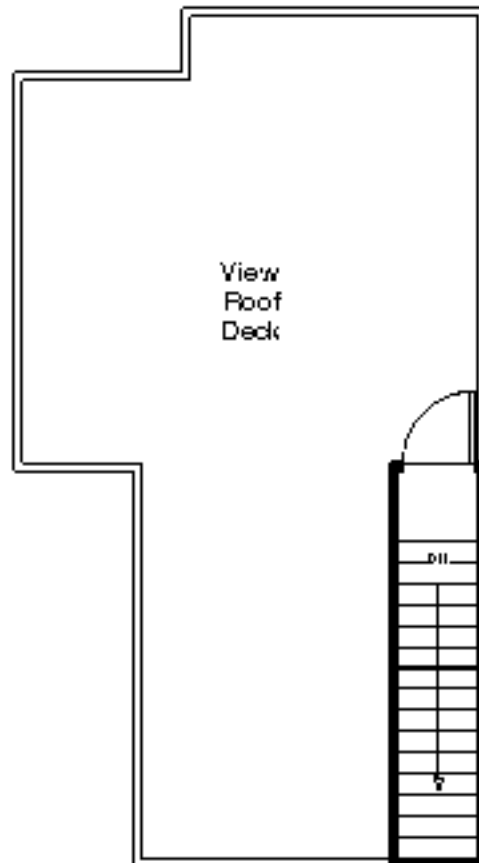
330 CHESTNUT - 2 LEVEL OWNER'S UNIT



334 CHESTNUT - INCOME UNIT  
LOWER LEVEL



ROOF LEVEL



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