

Russian Hill
3
ALLADIN
TERRACE

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3 Alladin Terrace

RUSSIAN HILL
Contemporary Two-Level View Condominium

Table of Contents:

5 Overview	
6 Main Level	
9 Lower Level	
12-13 Floor Plan	



Overview:

Offered at \$1,595,000

Aladdin Terrace is nestled on the northeastern slope of Russian Hill with picture-perfect views of the bay and Coit Tower. It is ideally located for convenient access to North Beach, Hyde and Union Street shopping & entertainment.

The entire building has undergone an extensive renovation/reconfiguration with major capital improvements including new foundation, full seismic upgrade, new plumbing & electrical systems, new roof and more.

Enter the building from Aladdin Terrace or Union Street and ascend the exterior staircase to the main level of Unit No. 3. The building contains two units, each with two levels.

This homelike condominium features an open floor plan on the main level and two bedrooms with adjoining baths on the lower level. High ceilings, tall doors and large picture windows provide a light and airy ambience. Handsome dark hardwood floors, recessed art lighting and a pre-wired sound system are found throughout the flat.

ABSTRACT

- Built in 1911
- Major renovation 2012
- 2 bedrooms & 2.5 deluxe baths
- Living/media room
- Open gourmet kitchen/dining/sitting area
- Office/den
- Built-in washer/dryer
- Prewired sound system
- Custom recessed art lighting
- Deeded landscaped patio
- One car parking

Designed by Riaz Taplin of **artthaus**

Main Level:

The dramatic main level enjoys abundant natural light and large picture windows with signature views of the bay, Coit Tower and St. Peter & Paul Cathedral.

The open floor plan of the LIVING/MEDIA ROOM and KITCHEN/DINING/SITTING AREA is designed for today's informal living.

Some kitchen features are:

- Handsome marble counter top and backsplash
- Ample cabinets, drawers and appliance garage
- Wolf cooktop and gas/convection oven
- Sub-Zero refrigerator/freezer with double drawers
- Bosch dishwasher
- Built-in washer/dryer

An OFFICE/BEDROOM with south facing light & big closet located on this level.

The POWDER ROOM is located off the living room.

Three built-in horizontal display niches complement the horizontal rails of the stair case which leads to the bedroom level.





Lower Level:

This level contains two bedrooms and two baths. The concrete floors are radiant heated.

The MASTER BEDROOM enjoys the north/east view of the bay and Coit Tower and includes a custom walk-in dressing room with hanging space in abundance. The second BEDROOM with ample closet space looks out to the deeded patio landscaped with river stones and plantings with up-lighting and irrigation system.

Each spacious bedroom features adjoining luxurious BATHROOMS with custom fixtures including handsome single-piece marble sets (master with double sinks), open showers, marble & slate surrounds and custom/indirect lighting.



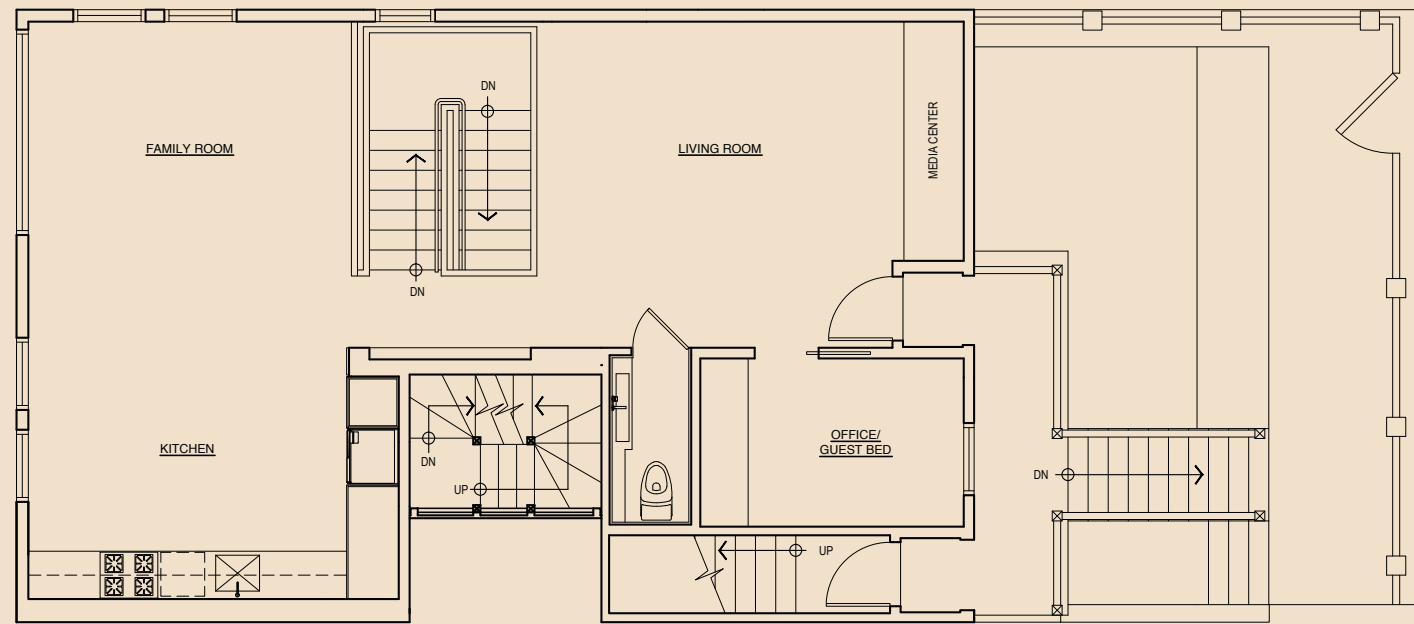
Other:

- No. 3 Alladin Terrace is entered from either Union Street (with access easement) or Aladdin Terrace where the parking space for this unit is located in the multiple side-by-side garage of 1730-40-50 Taylor Street. (See preliminary title report.)
- Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.
- Taxes will be reassessed upon the sale to approximately 1.1718% of the purchase price.



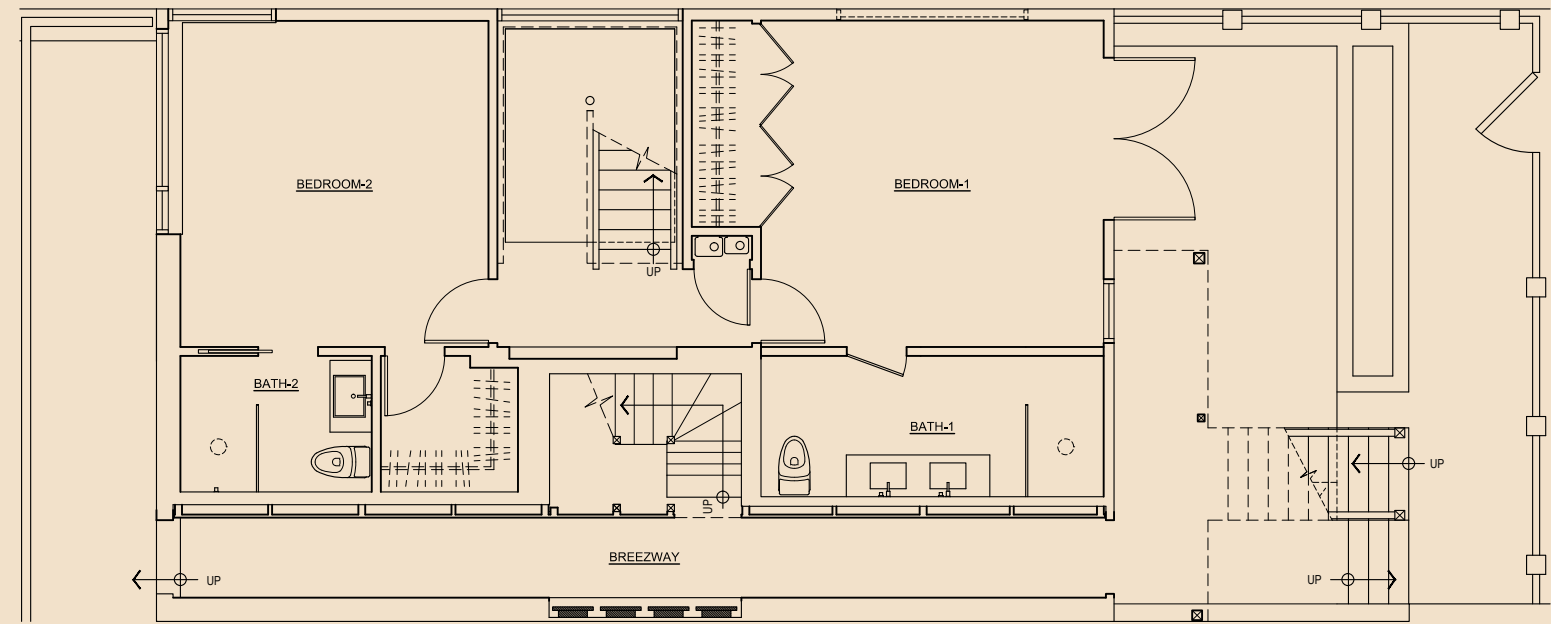


Floor Plan:



2ND ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



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1-3 ALLADDIN TERRACE - 2ND FLOOR PLAN



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1-3 ALLADDIN TERRACE - 1ST FLOOR PLAN



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