

DESIGNER'S MAGICAL TWO-LEVEL UPPER CONDO
1859 SCOTT STREET | LOWER PACIFIC HEIGHTS
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1859 SCOTT STREET | SAN FRANCISCO, CALIFORNIA | 94115

This chic Queen Anne upper flat provided the owner/designer with the perfect opportunity to indulge her connoisseur's eye and witty sensibility. The result is simply stunning and reminds us what the real San Francisco is all about.

The renovation respected the historical architecture while creating a fun, well-appointed space for both socializing and life's quiet moments. With an emphasis on the kitchen + family room, master suite and two additional baths, the designer succeeded on every level. The cohesive choice of materials and colors is timeless and anything but the usual suspects. Queen Anne details are presented in a fresh, new light.

A superb single family home alternative, this residence is graced with exceptional volume and glorious light from all four exposures, skylights and dormer windows. Storage abounds. Curved windows, a unique turret room, coved ceilings, carved bannister and curved halls lined with

Lincrusta wainscot are just some of the original features upon which the designer drew inspiration.

All this is in a location close to some of the best parks, shops and restaurants of Pacific Heights. The established neighborhood streets of Fillmore, Sacramento and California are now joined by the emerging scene on Divisadero.

REMARKS

- Square footage per floor plan tech is 2632; the 2014 MLS listing showed 2586 per appraiser. Neither seller nor listing broker warrant sq ft; buyers are advised to investigate.
- HOA dues are \$432; will vary based on # of occupants. Dues include building insurance, exterior washing, tree maintenance, water+sewer, refuse collection. This is a 2-unit HOA.
- Pet policy per CC&Rs allows one domestic pet up to 15 lbs.



Offered for:
\$2,990,000

3 bedrooms + office/small 4th bedroom, 3 full baths
Gourmet kitchen with casual dining counter, walk-in pantry with wine frig
Family room open to kitchen
Kitchen leads to large shared deck with grill
Gracious formal dining room, living room with gas fireplace + curved corner windows
Private master suite with sunny balcony, exceptional closet space
Washer/dryer in closet on upper level
One side-by-side garage parking + storage
Walkscore – 98

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offered for:
\$2,990,000



REBECCA SCHUMACHER
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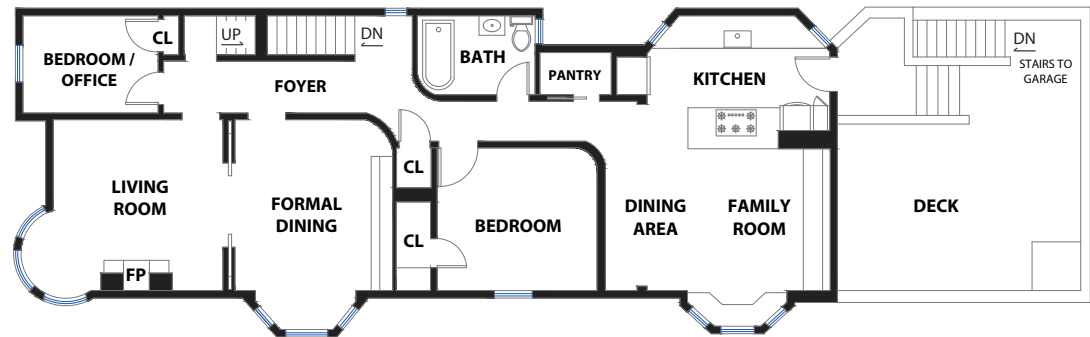
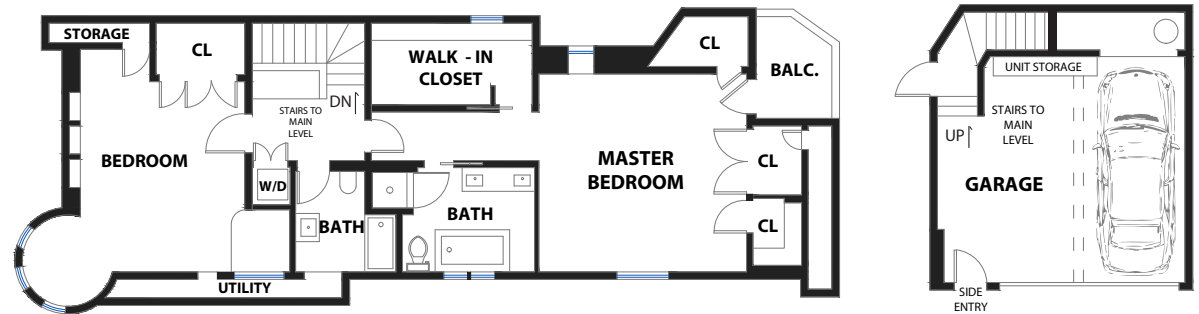
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Wall Street Journal/REAL Trends 2017 Top 250 Luxury
Real Estate Professionals in US by Sales Volume



UPPER LEVEL



MAIN LEVEL

NEITHER THE BROKER NOR THE SELLER WARRANTS SQUARE FOOTAGE. BUYER IS WELCOME TO INVESTIGATE ON THEIR OWN.
Rendering by open homes photography | All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

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