

TELEGRAPH TERRACE | NORTHEAST CORNER TOWNHOUSE

PANORAMIC BRIDGE + BAY VIEWS, MULTIPLE TERRACES



SCHUMACHER PROPERTIES TEAM
Wise Investing, Inspired Living

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INTERNATIONAL REALTY



186 FRANCISCO, NO. 4 | SAN FRANCISCO

Residence No. 4 offers a house-like, northeast corner condominium at the lush Telegraph Terrace, nestled on Telegraph Hill's peaceful northern slope where Francisco Street ends at Grant Avenue. Commanding panoramic views are enjoyed from the various rooms and include the Golden Gate Bridge, Alcatraz, Angel Island, Berkeley Hills, top of Coit Tower, Bay and Richmond Bridges. The residence's upper level is ideal for viewing the action on the Bay - cruise ships, sailboat races, Blue Angels & Fleet Week's parade of ships, freighters serving the port, artist Leo Villareal's Bay Bridge light show and fireworks on special occasions.

Five outdoor spaces enhance indoor-outdoor living. Abundant natural light from three exposures streams in to the townhouse throughout the day; recessed lighting provides atmosphere at night. Off-white moldings and cabinetry, neutral stone, grey sisal stair carpet, woven window coverings and hardwood floors are unifying design elements.

Just a few steps through the secure landscaped courtyard lead to No. 4's front door. The elegant sunken living room, open to dining, enjoys

floor-to-ceiling windows, 11' ceilings and fireplace with charcoal quartz surround and Calacatta marble hearth. The room's lovely curved terrace faces northeast.

The gas kitchen, upgraded with grey quartz counters and white subway tile backsplash, allows for eating in and opens to a large, gated landscaped and furnished patio. A powder room, lined with stunning grass cloth, completes this level.

A graceful staircase leads to the residence's top level, devoted to the master suite and offering the very best views in the residence. Library shelves create a quiet sitting or desk area with French doors opening to a south terrace. The master bedroom opens to a north terrace with *spectacular bridge-to-bridge views*. The master suite also enjoys a fireplace with charcoal quartz surround and Calacatta marble hearth, generous closets and bath with dual sinks, separate shower and jetted tub. This floor is truly a haven of tranquility.



The lower level of the townhouse includes two bedrooms (each with ensuite bath), laundry with washer/dryer and direct access to the common garage with two large side-by-side parking spaces directly adjacent to residence No. 4. An east-facing terrace spans the length of the residence on this level.

Telegraph Terrace, in the visually exciting Telegraph Hill neighborhood, is ideally located near the financial district and the waterfront's vast range of activities. A delightful array of outdoor entertainment, fine dining, casual neighborhood restaurants and shops is nearby in North Beach, the Embarcadero Piers, Exploratorium and Ferry Building with its popular Farmers' Market. The Walk Score for 186 Francisco is an excellent 92.

TELEGRAPH HILL

Offered for:

\$3,495,000

3 bedrooms, 3.5 baths, 5 terraces

In-unit laundry

2 car side-by-side garage parking

2 gas fireplaces

Monthly HOA dues of \$2473.81

Built 1988

Approximately 2510 sf*

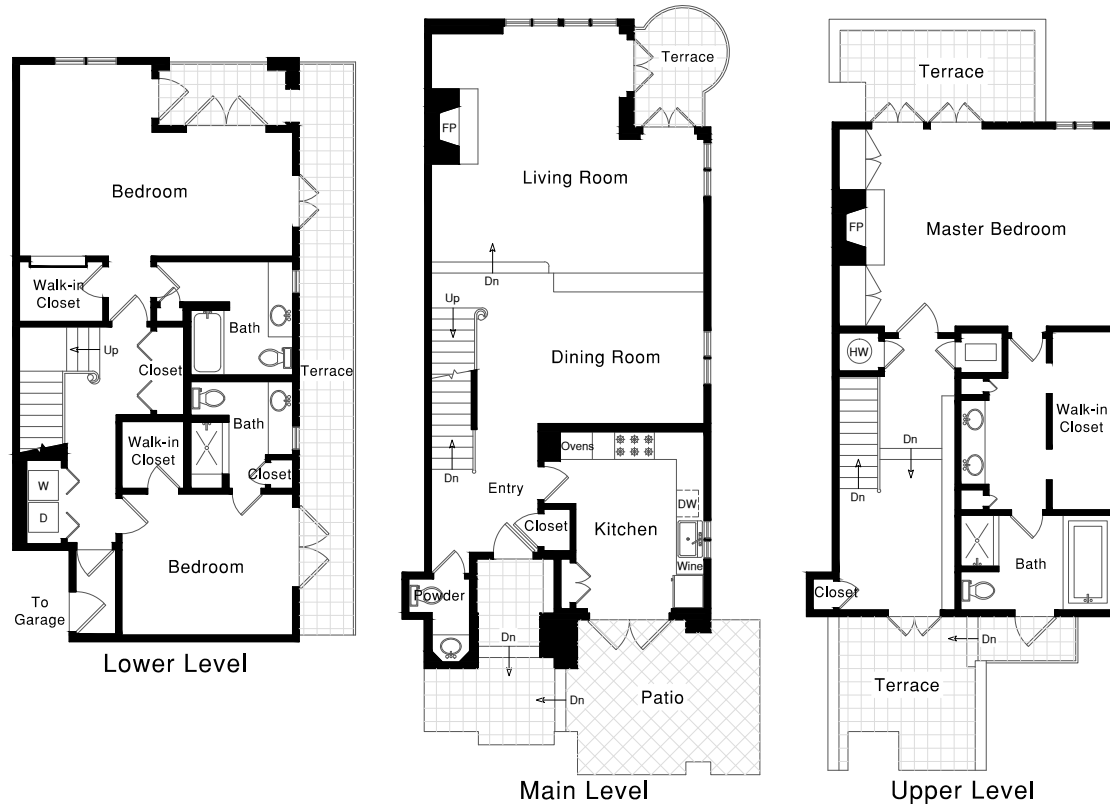
REMARKS

- Pet policy allows for one usual and ordinary household pet such as a dog, cat or bird. Maximum pet weight is 60 lbs.
- Both fireplaces are automatic start and temperature flexible.
- Flat screen TVs in kitchen & living room, plus stored TV for BR3 (bracket behind art on N. wall) are included with the sale. Most of the outdoor patio furniture (except that owned by the stager) is also included in the sale; see agent for details. Condition of included personal items is not warranted.
- HOA dues of \$2473.81 per month include refuse collection, water, building & earthquake insurance, nighttime guard security service, Bay Alarm monitoring, outside professional management, building & grounds maintenance, common area electric and a contribution to reserves.
- Telegraph Terrace consists of 6 units in the more intimate lower building where 186 Francisco #4 is located and 14 units in the upper building.
- *Approximate square footage of 2510 (interior) is per floor plan tech; additional measurements are noted in the disclosures. Seller & Broker do not warrant; buyers are advised to investigate.

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



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