

# BEST OF BOTH WORLDS

THE PACIFIC - 2121 WEBSTER STREET, TOWNHOUSE 4 | PACIFIC HEIGHTS

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**SCHUMACHER PROPERTIES TEAM**

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INTERNATIONAL REALTY



## THE PACIFIC | 2121 WEBSTER STREET, TH4 PACIFIC HEIGHTS

For the discerning buyer who appreciates the fine amenities of The Pacific's conclave of outstanding residences and yet wants the vibe of a single family home, Townhouse 4 is just the ticket. Located next to the main building and enjoying its own street address – 2466 Sacramento – TH4 offers three levels of gorgeous design and a brilliant floorplan.

Add to that the inspired interior design of San Francisco's Jeff Schlarb, [www.jeffschlarb.com](http://www.jeffschlarb.com), and you have a fabulous home for entertaining as well as a peaceful retreat. Known for his "Rad Elegance", Schlarb knocked it out of the park in this collaboration with the current owner. Published in the May 2018 San Francisco Magazine, this residence sets the stage for today's living.



Offered for:

\$4,285,000

3 bedrooms, 3.5 baths

gourmet gas kitchen

1 independent parking space

Landscaped patio

Custom closets, laundry room

2016 construction, air-conditioning

Walkscore – 97



## TOWNHOUSE 4

Each floor delivers its own message. Tall ceilings, pale French oak flooring, curated wallpaper and drapery, recessed + custom lighting are found throughout.

The main level's central kitchen is flanked by the dramatic dining room and the peaceful living room that opens to the private landscaped patio. The living room includes a wall of custom built cabinets with TV and bookcases above. The open kitchen sports Arlinea cabinetry from Italy, statuario white marble counters with large island, and Gaggenau appliances. A herringbone marble powder room completes this level. Access to The Pacific's tree-studded central lawn is conveniently through the patio's gate.



The mid/second level of the residence includes two bedrooms, two marble baths (one ensuite) and the laundry room. The upper/third level is entirely devoted to the massive master suite where sensuality reigns. This transporting retreat includes a large pale grey marble bath with shower, soaking tub, dual sinks, separate WC plus two walk-in closets.



## REMARKS

- HOA dues are \$1942.07 plus \$226.22 per parking space; total is \$2168.29 per month and includes water, professional management + staff, building engineer, HOA insurance, maintenance, refuse collection, amenities and a contribution to reserves.
- Pet policy per CC&Rs allows two domestic pets, no weight restrictions.
- Furnishings may be acquired separately by the ultimate buyer.



## AMENITIES

Five-star amenities include the Grand Lobby staffed 24/7, concierge and valet service, gym with outdoor patio, Observatory Lounge with Golden Gate Bridge + Bay view terrace, the central lawn, and The Fillmore Suite for guests.

A beautiful merger of location and international style from award-winning Glenn Rescalvo of Handel Architects, The Pacific is the address in the neighborhood. Uniquely located in the heart of Pacific Heights, The Pacific is just one block from Fillmore Street offering the City's best shopping + dining. We are poised between Lafayette Park to the east and Alta Plaza Park to the west. The lifestyle is unsurpassed in San Francisco.

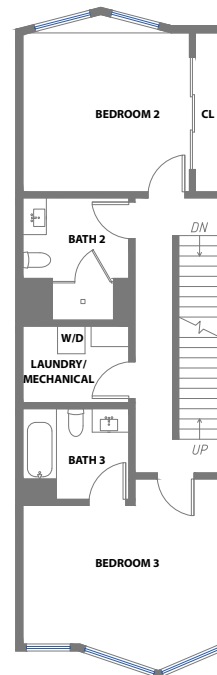
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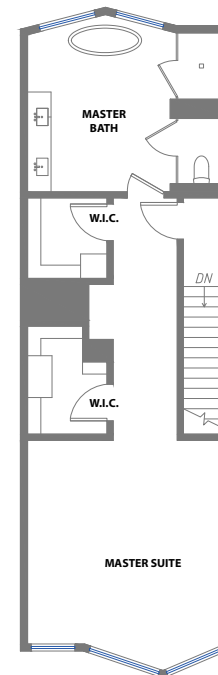
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1ST LEVEL



2ND LEVEL



3RD LEVEL

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