



SOARING VOLUMES, SOPHISTICATION & VIEWS

Pacific Heights | 1882 Green Street | San Francisco, CA

Sotheby's
INTERNATIONAL REALTY



Offered for \$2,800,000

www.1882green.com



- **3 bedrooms, 3 full baths**
- **3 terraces**
- **Penthouse in 3-unit building**
- **Gourmet gas kitchen**
- **Great room with fireplace**
- **1910 square feet***
- **GG Bridge, Marin headlands, Russian Hill views**
- **1 car parking in garage**
- **\$405 HOA monthly dues**

Flooded with natural light, this two-level penthouse truly delivers with classic architecture, soaring volumes, a fabulous floor plan and views. The residence occupies the top two floors of a three-unit condominium building on a prime block of Pacific Heights. With an enviable WalkScore of 98, the penthouse is just a block from Union Street's upscale shopping + dining district and

is nearby Fillmore & Chestnut Streets. Unsurpassed for beauty and neighborhood amenities, Pacific Heights offers the finest of authentic San Francisco living.

Located on a flat block, the entrance is at street level through the landscaped front garden and wrought iron gate. The interior staircase leads along a curved wall to the residence's great room. Ideal for entertaining, the great room opens to a north-facing stone terrace with partial views of the Bay and Golden Gate Bridge. It offers floor-to-ceiling doors, exceptional ceiling height, wood-burning fireplace and dining area with skylight. The gourmet gas kitchen features a Shaw farmhouse sink, white wood cabinetry and high-end appliances.

A rich, warmly neutral color

scheme with walnut stained hardwood floors, white cabinetry and natural stone is carried throughout the residence. Abundant natural light creates a dialog among the materials that changes tenor over the course of the day. Sunsets are glorious. Recessed lighting takes over for evening atmosphere. Generously proportioned rooms lend a house-like reality to the penthouse.

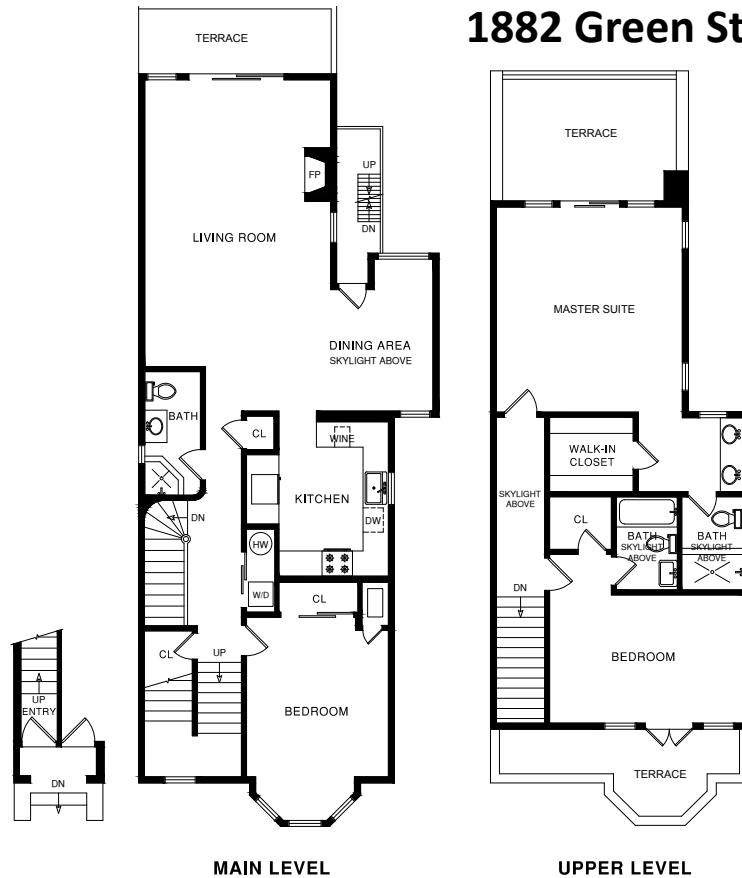
The first of three bedrooms, a full bath, new washer/dryer and additional closets complete the main floor. The bedroom enjoys tall south-facing windows, vintage crown moldings and a bay window – all reflecting the residence's turn-of-the-century origins.

With a floor plan tailor-made to allow a balance of privacy with togetherness, the top level

of the penthouse includes two bedroom suites separated by a skylit hall. Seductive northern and eastern views beckon one to the large stone terrace directly off the master suite. With the cityscape below, views are of the Bay, both towers of the Golden Gate Bridge, the Marin headlands and Russian Hill. The smart design of the master bath includes dual sinks and separate room with large shower with skylight. The suite's walk-in closet is equipped with white cabinetry as is found throughout the residence. The southern portion of the top level offers another bedroom suite with French doors to its sunny terrace.

Individual parking for one car is located in the shared garage at the northern end of the property and accessed via an eastern driveway.

1882 Green Street



MAIN LEVEL

UPPER LEVEL

REMARKS

- *1910 square feet per floor plan tech; an appraisal noted 1854 sf; tax record indicates 1800 square feet. Neither seller nor broker warrant square footage; buyers are advised to investigate.
- Disclosure Package includes Lingruen pest and GCIS general property inspection reports, along with the Seller's list of recent upgrades and repairs.
- HOA dues include building insurance, water, refuse collection, front common gardening and reserves.
- Pet policy allows dogs, cats or other household pets. No other restrictions are stated in the CC&Rs.
- The garage space deeded to 1882 Green is the right/western side. Buyers are advised, as always, to try their car in the garage prior to making an offer.
- Escrow is open with Kelley Lillis, Fidelity National Title, 2001 Union Street, #625.



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