

CLASSIC, RENOVATED, HOUSE-LIKE CONDOMINIUM
Bay Views

2335 Hyde Street, No. 1
Russian Hill
San Francisco, CA 94109

www.2335Hyde.com



Offered at \$2,998,000
Renovated 2008
Monthly HOA dues of \$706

3 bedrooms, 3.5 baths, 1 car garage parking
Office, family room, game room, laundry
Terrace, patio + garden, elevator

Schumacher Properties
Wise Investing, Inspired Living

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Sotheby's
INTERNATIONAL REALTY

2335 Hyde Street, No. 1

2335 Hyde No. 1 offers a rare combination of Bay views, location, exceptional square footage, outdoor spaces, parking and elevator – all in a small building with classic architecture.

Enjoy the quintessential Russian Hill location and lovely San Francisco Bay views from this generous, renovated, house-like two-level residence. No. 1 is the lower unit in a three-unit building that won the condo lottery in 2013. The sunny west-facing patio and garden, plus a lovely east-facing terrace off the living room, are for the exclusive use of the owners of this residence. Both floors are served by the building elevator.

Exceptional natural light, high ceilings and beautiful hardwood floors grace the main level of the residence. The large entry foyer opens to the public rooms, including the lovely and dramatic living room with its curved alcove facing the Bay, its wood-burning fireplace and terrace. The dining room, also with views, connects to the kitchen through a wide pocketed doorway.

The gourmet gas kitchen, with views from the sink prep area, is bathed in light and includes top appliances – a Viking 6-burner gas range, Miele espresso machine, Sub-Zero refrigerator, Bosch dishwasher – white cabinets, granite counters, blue-green glass backsplash tiles and large island for entertaining. The color scheme perfectly reflects the environment just outside the residence. A limestone powder room completes this floor.

Stairs lead down to the private rooms of the residence. The inviting family room offers partial Bay views, bookshelves, wood-burning fireplace and an adjacent office. The brilliant floor plan provides the flexibility of a master suite with dual baths and closets. The master bath is a serene spa with free standing tub, shower stall, dual sinks and private water closet. The 2nd bath with dressing room + closet across the hall can be enjoyed by the master bedroom or the remaining two remaining bedrooms on this floor. A third full bath with dual sinks is also accessed via the hall. The baths are nicely finished with tile, mosaics, stone and custom cabinetry.



The third bedroom opens to the 2-level patio and landscaped garden. The patio is also accessible from the game room – a perfect area for a pool table, playroom, second home office or even as additional storage. A laundry room with sink and storage complete the lower level of the residence. Landscapers can conveniently reach the patio and garden via the tradesmen’s walkway.

Parking is for one car, independent, on the north (right) side of the garage. There is an additional storage closet adjacent to the elevator on the main floor of the residence.

The beloved Russian Hill neighborhood offers a delightful array of outdoor entertainment, fine dining (Restaurant Gary Danko is only blocks away), casual neighborhood restaurants and shops on Hyde and Polk Streets – and all the more fun to get there via the Hyde Street cable car.

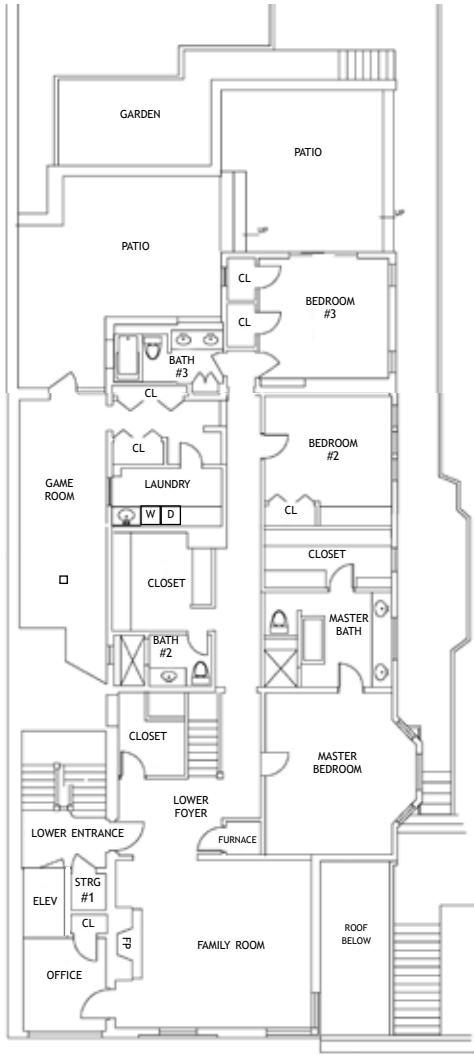
Remarks

- Close of escrow will occur upon completion of the condo conversion process, including recordation of the condo map and CC&Rs – anticipated by end of June, subject to City bureaucracy.
- *Unit No. 1 is 3588 square feet per surveyor for condo map, Michael Foster, Bay Area Land Surveying, Inc. Seller and Broker do not warrant; Buyer is, as always, advised to investigate to their own satisfaction.
- Pet policy allows for two 4-legged pets, cats or dogs – see CC&Rs.
- HOA dues of \$706 per month include refuse collection, water, building insurance, elevator maintenance + phone, repairs + maintenance, City fees, common area electric and a contribution to reserves.
- Escrow is open with Fidelity National Title, Ms. Nga Losacco; utilization of this escrow officer will allow for coordination when condo conversion is completed and will be greatly appreciated.
- Disclosure Package electronic copy is available from the listing agent upon request.

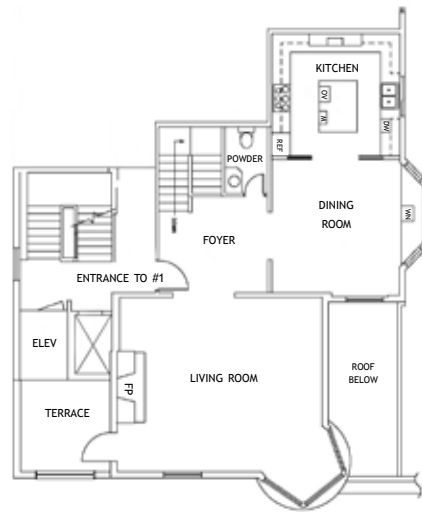
See reverse side for floor plans.



2335 Hyde Street, No. 1



Lower Level



Main Level

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*Based upon number of transactions and sales volume of all Brokerages, per SF Association of Realtors MLS 2012.

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