

# EXQUISITE RESIDENCE, STUNNING VIEWS RUSSIAN HILL CREST

2701 LARKIN STREET, RESIDENCE 201 | SAN FRANCISCO  
[www.2701Larkin201.com](http://www.2701Larkin201.com)



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## 2701 LARKIN STREET, RESIDENCE 201 RUSSIAN HILL

Transformed into a seductive view residence within a classic 1914 Edwardian, Apartment 201 underwent a comprehensive buildout to the exacting specifications of the current owners in 2014. Elegant finishes and functionality were given equal play in creating this magical one of a kind residence on famed Russian Hill.





Offered for:  
\$3,500,000

2 bedrooms, 2.5 baths, 1 car parking  
Full length west landscaped deck with irrigation, firepit  
Stunning Golden Gate Bridge, Alcatraz, bay + city views  
Gourmet open kitchen  
Serene master suite, laundry  
Elevator to garage





Rarely does one find sweeping views from the main entertaining rooms, the master suite and the outdoor space. The indoor-outdoor focus truly brings the fantasy of living in San Francisco to life. Golden Gate Bridge, Alcatraz, the bay and city views are ever present. Sunsets are of immeasurable beauty. Step out via French doors from the living room or master suite onto the professionally landscaped outdoor space to find multiple seating areas, gas grill, flat screen TV, retractable awnings and glass sides for maximum visibility. Designers of the phenomenal deck are Outer Space Landscape Architecture of San Francisco.

Inside, the great room centers on the gourmet kitchen with Calacatta marble counters, Grigio Carnico backsplash, top appliances including a six-burner+grill+dual oven Wolf gas range, dual Fisher+Paykel dishwasher drawers, Subzero refrigerator, and white+black painted wood cabinetry with built-in pantry. Views can be enjoyed from the kitchen counter through the expanded north windows – all while socializing with friends. Adjacent to the kitchen is a custom bar housed in a built-in full-height antique-style cabinet with Grigio Carnico marble counter, small sink, beverage refrigerator and accent lighting.

A warm neutral color scheme graces the residence. Walnut flooring, pale silk+wool bedroom carpeting, curated light fixtures and recessed lighting set the stage for day and night. The serene master suite offers views of the Golden Gate Bridge, day or night, from the master bed. Closet space is exceptional, the laundry nearby. The master bath offers bay views, dual sinks, separate water closet and stone shower. The residence is completed by the powder room and guest suite, additional hall storage.

Equally exceptional behind the scenes, there is radiant floor heating, acoustical upgrades for sound reduction, new windows and doors and security system. Remote controlled solar shades and deck awnings that respond to wind conditions are installed. Mechanized parking for one car is one floor below, accessed by wide staircase or building elevator. A storage cage is also available in the basement.

This is indeed a rare offering in an A+ location.





## REMARKS

- The original architect in 1914 was Benjamin Greer McDougall. In recent years the building enjoyed a structural renovation with new foundation, Klaus German parking systems, plus replacement of mechanical systems, plumbing, electrical, windows, roofs and exterior materials.
- Monthly dues are \$635.99, \$55 for parking + \$234.89 for reserve contribution; total is \$925.88 per month. Property taxes are also collected and remitted by the HOA.
- Pet policy allows two domestic pets each weighing 50 lbs or less.
- Russian Hill Crest is a 13-unit Tenancy in Common building, professionally managed. #201 has a 9.63% share.
- Fractional loans are available from a variety of TIC lenders.
- Planted deck pots, 5 flat screen TVs, speakers, deck camera + related hardware in control rack are included in the sale. Outdoor grill is negotiable.
- Furnishings may be acquired separately by the ultimate buyer.

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San Francisco, CA 94111

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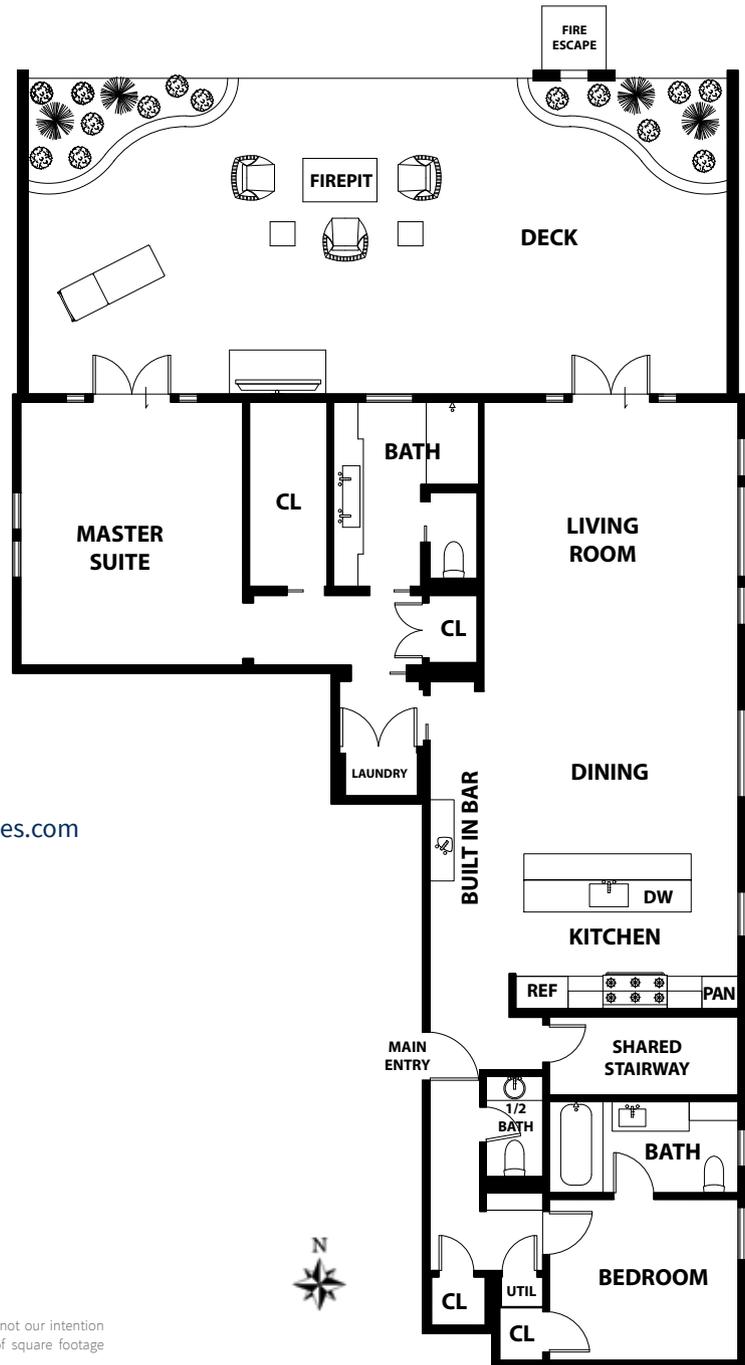
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Wall Street Journal/REAL Trends 2017 Top 250 Luxury  
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