

A photograph of a luxurious courtyard at dusk. In the center is a circular stone fountain with a tiered, ornate golden structure. The fountain is surrounded by a paved area of large, dark grey stones. Two tall palm trees stand prominently on either side of the fountain. The courtyard is flanked by multi-story, light-colored stucco buildings with large windows and black metal balconies. The sky is a deep blue, and the scene is illuminated by warm, golden light, likely from the setting or rising sun, creating a serene and elegant atmosphere.

1231 FRANCISCO STREET

CLASSIC JEWEL OF FRANCISCO PALMS

SCHUMACHER PROPERTIES TEAM
Wise Investing, Inspired Living

Sotheby's
INTERNATIONAL REALTY



1231 FRANCISCO STREET | SAN FRANCISCO, CA

CLASSIC JEWEL OF FRANCISCO PALMS

Built in 1923, the residence has been lovingly maintained and intelligently renovated, keeping the classic details while adding modern fixtures and appliances. Hardwood floors and significant moldings are found throughout. The warm, sunny kitchen features white wood cabinetry, honed black granite countertops, stainless steel with gas cooking, slate floors, a discreetly housed washer/dryer and plenty of room to dine and entertain comfortably.

There are three spacious bedrooms, two of which boast custom closets, and all feature large windows. The renovated full bath is classically appointed with white-tiled shower over tub, vintage-style floor tiles

and linen closet with ample storage. Additionally, a powder room for guests is located just off the kitchen. Hall closets add to already abundant storage. Please see floor plan included with this statement.

An exclusive-use garage houses two generous side-by-side spaces and ample storage. The courtyard, enjoyed by all residents, includes an entertainment area and shared BBQ.

Completion of a comprehensive seismic upgrade to the ground level garages and storage was completed in December 2015 and fully meets the City's requirements.



MARINA

Offered for: 1,520,000

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3 bedrooms, 1.5 baths

Eat-in gas kitchen

Washer/dryer in unit

2 car side by side exclusive-use garage

HOA dues = \$919.94

NEIGHBORHOOD

The vibrant Marina District enjoys access to both nature's beauty and the thriving neighborhood street of Chestnut, which along with nearby Fillmore, Union and Polk Streets offers some of the City's most wonderful shopping and restaurants.

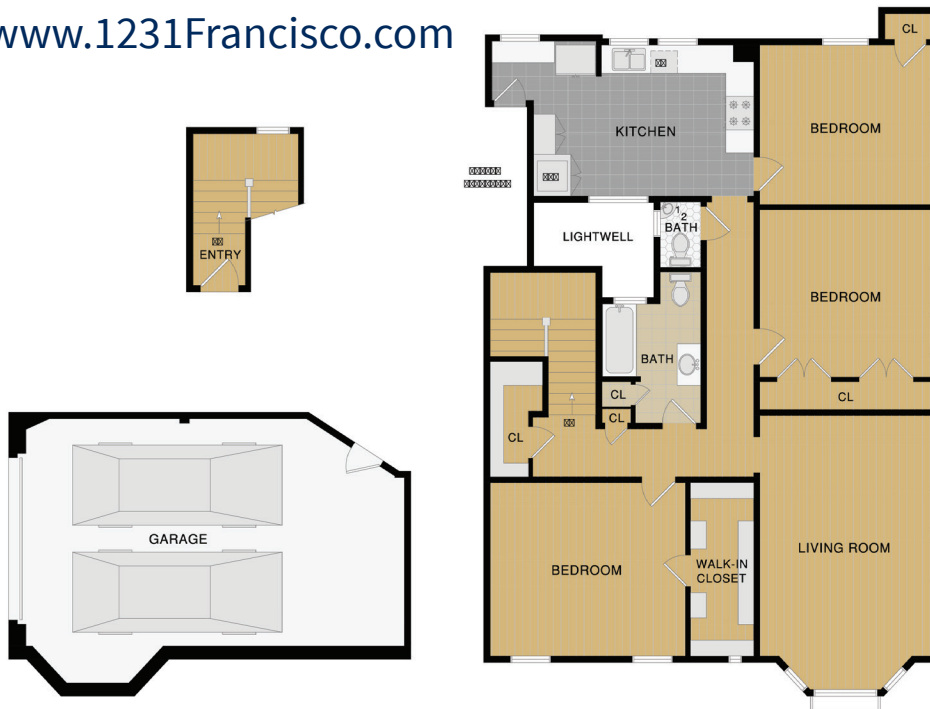
The Francisco Palms offers easy access to Fort Mason and its Great Meadow with cliff-side path offering spectacular views of the Bay and Golden Gate Bridge while leading to Aquatic Park. Fort Mason's Sunday Farmer's Market, plus its art galleries and special events venues, are major plusses for the neighborhood. Moscone Park Playground and Recreation Center, recently renovated, provides a host of outdoor sports courts and fun for everyone. Other Marina attractions include the Palace of Fine Arts, Marina Greens, St. Francis Yacht Club and Crissy Field with promenade leading to the base of the Golden Gate Bridge. The Presidio National Recreation Area, with its sport facilities and trails, is enjoyed by many Marina residents.

REMARKS

- Square footage of 1,405 per TIC Unit Diagrams. Neither Seller nor Broker warrant square footage; Buyers are advised to investigate.
- Pet policy allows for two domestic cats or dogs (maximum individual dog weight of 60 lbs., however dogs exceeding 60 lbs. will be considered by the Board).
- HOA dues of \$919.94 per month include water, steam heat & hot water, refuse collection, building insurance, common area PG&E, general maintenance & gardening, and a contribution to reserves. Property taxes are also collected monthly by the HOA and are based on purchase price and square footage.
- Additional features: Each room is wired for high-speed internet and/or cable, all windows have protective 3M film to resist the fading of furnishings, and front door has 3M security film on glass. The property has a hard-wired alarm system.
- Individual, fractional loans are available for Buyers from a variety of strong lenders.

Please contact Karen Diemoz for private showings.
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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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