



LUXE MARINA FULL-FLOOR FLAT
2360 Bay Street, San Francisco, CA 94123

Sotheby's
INTERNATIONAL REALTY



Prestige location near Palace of Fine Arts

Offered at \$1,950,000

2 bedrooms plus sunroom, 2 baths

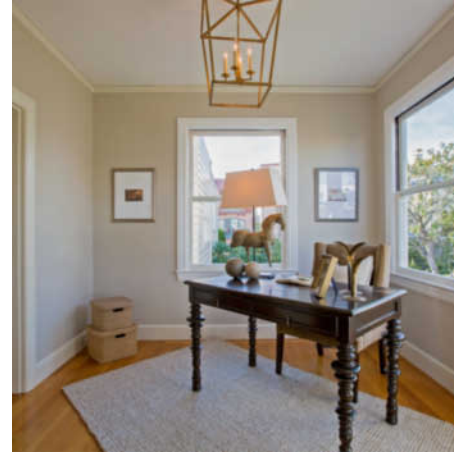
2 car parking

Gourmet eat-in gas kitchen

Approximately 1,873 square feet*

Washer/dryer in unit, 4 storage areas

Shared landscaped garden



2360 Bay Street is an exceptional full-floor flat, generously proportioned, beautifully finished and in a coveted location near the Palace of Fine Arts. As the lower condominium in a two-flat, well maintained 1928 building, this residence enjoys easy access to the lovely shared garden.

The spacious flat has been renovated to preserve the best of the original 1928 architecture while introducing contemporary details. Significant moldings, lovely hardwood floors, and gorgeous new light fixtures all contribute to a consistent luxury aesthetic. The residence is flooded with natural light from windows on three sides.

The foyer leads to the gracious living room with wood-burning fireplace, original mantle and wall of south-facing windows. The room's balcony offers outlooks to leafy street trees. The adjacent formal dining room features a beautiful chandelier.

A gourmet eat-in kitchen was tastefully edited in 2015. It offers fine wood cabinetry in an antiqued paint finish, new marble-like quartz counters accented by translucent glass backsplash tiles. Natural light is abundant. A Viking gas stove and hood, along with a combo microwave/convection oven, warming drawer, side-by-side refrigerator and dishwasher complete the highly functional kitchen.

The master suite enjoys a view of the garden and opens directly to the large sunroom – ideal as an office or seating area for the master suite. Its ensuite bath offers a large tiled shower stall. The guest bath with garden-facing window also opens to the sunroom. The hall bath includes shower over tub. The washer and dryer are housed behind doors along the hall near a niche with seating and display shelves.

The garden is extra-long thanks to the approximately 137.6' lot. The central "grassy" area is newly installed turf surrounded by a seating area, trees and shrubbery.

Parking is superb – two tandem spaces (not in contention with the other spaces in the garage), accompanied by four storage areas at ground level.

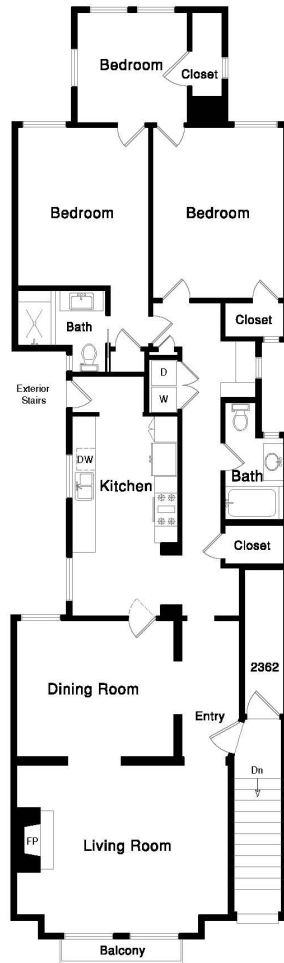
NEIGHBORHOOD

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

2360 Bay enjoys a walk score of 89 thanks to easy access to the Marina Greens, Crissy Field with promenade leading to the base of the Golden Gate Bridge, the Saint Francis Yacht Club and Palace of Fine Arts. The Presidio National Recreation Area, with its sport facilities and trails, is enjoyed by many Marina residents. Fort Mason's Sunday Farmer's Market, plus its art galleries and special events venues, are major pluses for the neighborhood.

www.2360Bay.com

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REMARKS

- Square footage is per the tax record. Neither seller nor broker warrant square footage; buyers are advised to investigate.
- Pet policy allows for two domestic dogs and/or cats.
- HOA dues are \$87/month and include water and common area PG&E. The largest expense is building insurance of \$3,267 total annually and is paid out of pocket by the owners, as is general maintenance & gardening.

www.2360Bay.com

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