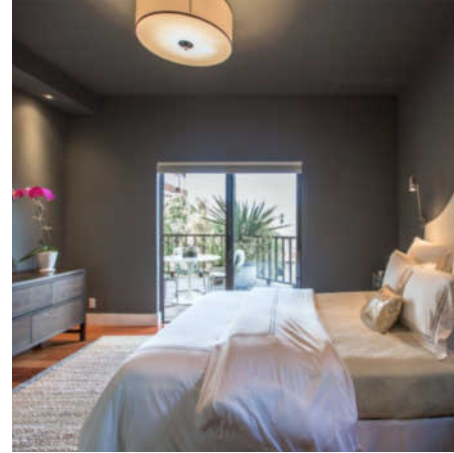




URBAN OASIS | RUSSIAN HILL VIEW CONDO  
870 Chestnut Street, San Francisco, CA 94133

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2 bedrooms, 2 baths, 1 parking

Deeded garden

Deck & main rooms with North Bay views

Washer and dryer in laundry

\$180 HOA dues per month

Take a deep breath and enjoy the City getaway at 870 Chestnut. Enter along a peaceful limestone path. A welcoming gallery space leads to the great room. Spanning the width of the residence, the large deck provides for views of the Bay and overlooks the deeded landscaped garden. Step back inside and enjoy the views from the great room, perfect for relaxing or indoor-outdoor entertaining. The intelligently designed open floor plan includes a sunken living room with wood-burning fireplace and dining area.

The modern interior, an early design by Riaz Taplin, includes hardwood floors, mosaic

tiles, limestone baths and atmospheric lighting. The centerpiece of the open kitchen is the new Bertazzoni gas range. The master suite also opens to the deck and includes custom closets. A second bedroom and bath complete the residence.

This offering includes a laundry room with new washer and dryer, storage and direct access to the garage.

Ideally located in San Francisco's treasured Russian Hill neighborhood, 870 Chestnut enjoys a Walkscore of 94 thanks to its proximity to North Beach, fabulous parks and restaurants. Tech shuttle buses stop a few blocks away.

REMARKS

- Deck, light well and garden plants are on an irrigation system.
- Pet policy allows for 2 birds, cats, dogs (breed restrictions) or other pet as agreed between HOA and owner. See CC&Rs.

• HOA monthly dues for this 3-unit building include refuse collection, general maintenance, common area landscape watering, fire sprinkler system and common area electric. Building insurance is billed separately; #870's share is 14.5% and was \$1,097 in 12/14.

• Large chaise and plants in white pots on deck are included in the sale.

[www.870Chestnut.com](http://www.870Chestnut.com)

**Offered at \$1,625,000**

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