



BEAUTIFUL FULL-FLOOR FLAT

Marina District | 1969 Jefferson Street | San Francisco, CA

Sotheby's
INTERNATIONAL REALTY



Offered for \$1,980,000
www.1969JeffersonSt.com

2 bedrooms + sunroom, 2 baths
Master suite with private deck
Gourmet eat-in kitchen

Living w/gas fp, formal dining
Full-sized w/d in the residence
1 car independent parking, storage



The beauty is in the details. 1969 Jefferson is a truly lovely full floor flat, generously proportioned and with refined aesthetic details for the fortunate next owner. Add to that a coveted location close to the St. Francis Yacht Club & harbor, Marina Green and Palace of Fine Arts, and you have an exceptional residence.

The spacious condominium has been renovated to preserve the best of the original 1930's architecture while introducing contemporary details. Significant moldings, new interior doors & door hardware, lovely walnut stained hardwood floors, custom window coverings and dramatic new light fixtures all contribute to a consistent luxury aesthetic. The touches of a fine interior designer's work are in evidence throughout. The residence enjoys



natural light from windows on three sides.

The entry foyer leads to the spacious living room with wall of classic windows and alcoves with cabinetry flanking the gas fireplace. The adjacent formal dining room features a contemporary designer chandelier* and neutral grass cloth wall coverings.

Tastefully edited in 2013, the gourmet eat-in kitchen includes grey Caesarstone counters, white subway tile backsplash, white wood cabinets & pantry, and a functional and fun corner banquette with custom leather cushions. Stainless steel appliances - gas stove with grill & new hood, convection ovens (one with rotisserie), microwave oven, warming drawer, refrigerator and



dishwasher - complete the highly functional kitchen.

The master suite enjoys a private, deeded deck and opens directly to the large sunroom – ideal as an office, den or nursery. Its walk-in closet leads to the ensuite limestone bath with dual sinks, large jetted tub, steam shower and the ultimate luxury of heated floors. The full-sized washer & dryer are housed in a large hall closet. The spacious second bedroom and marble hall bath complete the residence. The guest bedroom and sunroom enjoy outlooks to the beautiful bougainvillea and greenery directly outside their windows.

Garage parking for one car and storage are exclusive use common areas at ground level. 1969 Jefferson is the lower flat in a



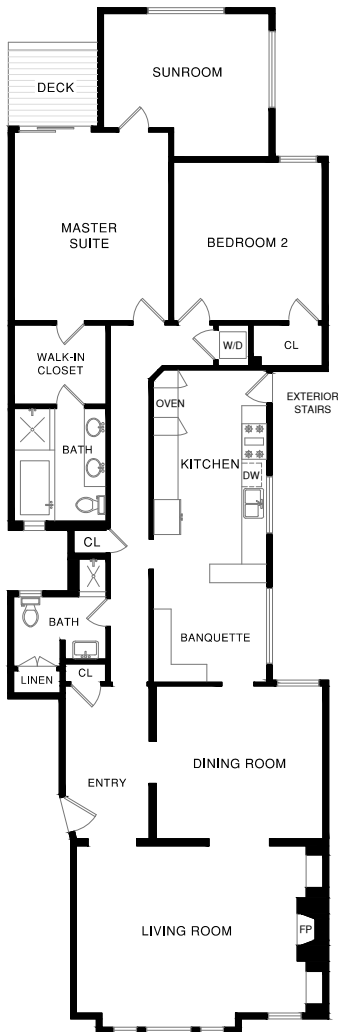
2-unit building.

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.

1969 Jefferson enjoys easy access to the Marina Green, 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 plusses for the neighborhood.

1969 Jefferson Street



REMARKS

- *See disclosures for exclusions and purchase guidelines on light fixtures, flat screen tvs, sonos system and some furnishings.
- Pet policy allows for one domestic pet; refer to CC&Rs.
- HOA members contribute periodically to common expenses, typically approximately \$275/month for #1969, that include water & sewer, hot water, refuse collection, common area PG&E, minor garden maintenance and building insurance. The building exterior was painted in 2015.

Schumacher Properties

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