



NEW YORK STATE OF MIND

Pacific Heights | 1800 Gough Street, Third Floor | San Francisco, CA

Sotheby's
INTERNATIONAL REALTY



Offered for \$2,700,000

www.1800Gough.com



- **3 bedrooms, office, library, 3.5 baths**
- **Gourmet eat-in kitchen**
- **Formal living + dining rooms**
- **Laundry in unit, 1 car parking, 2 storage rooms**
- **Two elevators, resident manager**
- **Shared roof deck**
- **Square footage: 3455***

The third floor at 1800 Gough is a classic, grand-scale Pacific Heights cooperative apartment graced with an abundance of natural light from all four exposures.

Built in 1923 and designed by renowned San Francisco architect, Conrad Alfred Meussdorffer, 1800 Gough's seven apartments are home to an eclectic mix of local and international residents. Meussdorffer's legacy to our City's architecture also includes 2006 Washington, 2500 Steiner and other buildings among Pacific Heights' finest.

Arriving at the third floor via the main elevator, one encounters a gracious foyer leading to the beautifully proportioned living room with wood-burning fireplace. The adjoining formal dining room is capable of accommodating large dinner parties. The library is lined with bookcases, inviting quiet moments for reading and reflection. Polished hardwood floors, vintage shutters and classic moldings create the perfect neutral canvas for your own exciting interior design.

Clad in stone, the gourmet eat-in kitchen offers top quality appliances, the centerpiece of which is a Thermador six-burner stove with grill, dual ovens and professional hood. Storage and counter space abound.

The residence's circular flow works beautifully for privacy among the three bedrooms and tidy corner office. The master suite includes dressing room and en suite bath with dual sinks. Marble was used tastefully in the various baths, including the hall powder room.

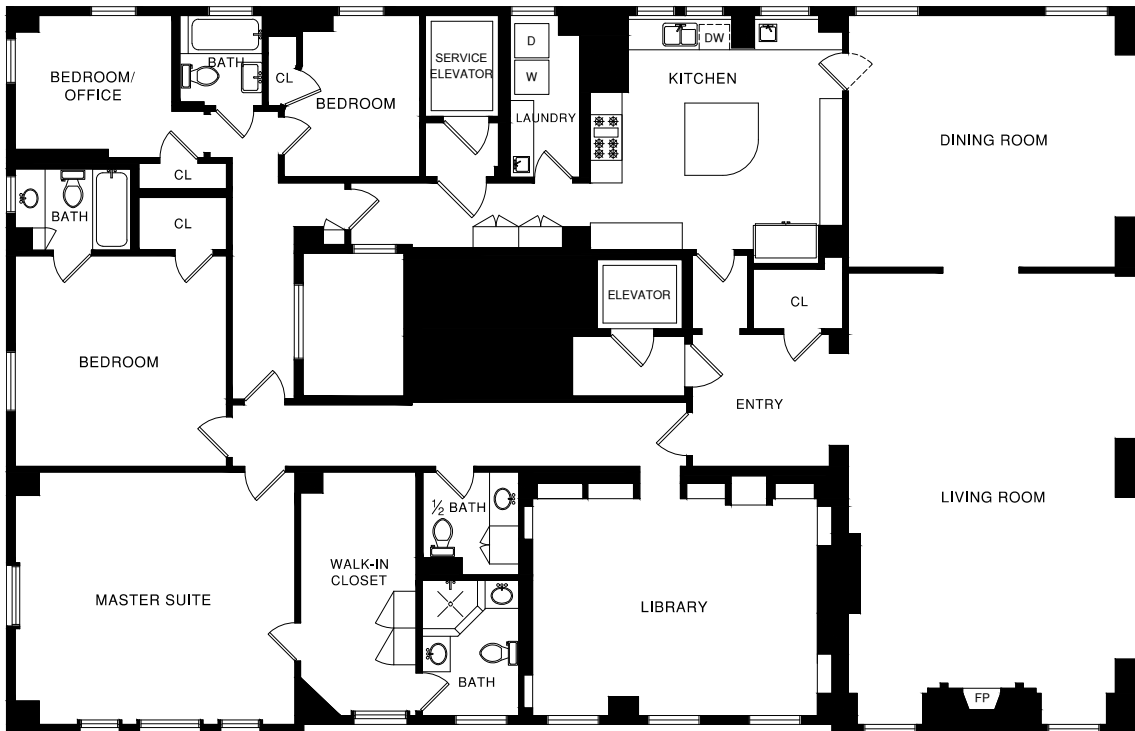
A shared roof deck, glass and wood enclosed, allows for enjoyment of the views of Pacific Heights and Russian Hill landmarks. The second, service elevator adjacent to the kitchen and laundry room allows for one's staff to cater family meals and parties.

Garage parking for one vehicle accessed via the main elevator and externally via its own bay on California Street. Two storage areas are included. A resident manager is on site to serve the residents.

NEIGHBORHOOD

Enjoying a WalkScore of 97, 1800 Gough is a block from Lafayette Park and several blocks from the ever fabulous Fillmore Street upscale shopping + dining district as well as Alta Plaza Park. Whole Foods is also just a block away. Unsurpassed for beauty and neighborhood amenities, Pacific Heights offers the finest of authentic San Francisco living.

1800 Gough Street, Third Floor



REMARKS

- *Square footage of 3455 is per the tax record; actual may be less. Broker does not warrant square footage; Buyers are advised to investigate.
- Monthly HOA dues of \$1900 include heat, water, rubbish collection, resident manager, professional management, building insurance and maintenance.
- Pet policy allows one cat or dog of 20 lbs or less; see co-op documents for additional details.
- Offers to be on SFAR Purchase Agreement, accompanied by SFAR Cooperative Apartment Purchase Addendum, letter of financial capability/lender pre-approval and signed Disclosure Package cover page.
- The cooperative apartment application process will be reviewed with interested buyers.
- A large wine refrigerator in the storage area is included with the sale.



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