



RARE & EXCITING OPPORTUNITY
Marina | 37 Rico Way | San Francisco, CA

Sotheby's
INTERNATIONAL REALTY



Current Property Per Tax Record

- **Lot size: 4075 square feet***
- **Structure: 1845 square feet***

Rico Way is an idyllic tree-lined and manicured street, just one block long, with primarily single family homes and very little through traffic. While in a state of considerable disrepair today, 37 Rico Way offers an outstanding opportunity to build a truly exceptional home. Several surrounding homes have been rebuilt recently, adding considerable value to the block.

To assist buyers in visualizing the potential of the larger than average lot size of 37 Rico, Daniel Ewald, principal of Ewald Tajbaksh Architecture (www.eta-sf.com) has provided conceptual floor plans for variations of two and three level homes. Visit www.37Rico.com for those conceptual plans and more.

The vibrant Marina District enjoys both nature’s beauty and the thriving neighborhood street of

Offered for \$1,999,000

www.37Rico.com

Chestnut, which along with nearby Fillmore and Union Streets offers some of the City’s most wonderful shopping and restaurants.

37 Rico Way 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. This vibrant area is known for its walkability and unsurpassed beauty along the Bay. San Francisco’s north side offers the finest of authentic San Francisco living.

*Square footage is per tax record. Seller and Broker do not warrant; buyers are advised to verify.

Schumacher Properties
Wise Investing, Inspired Living

Sotheby’s

INTERNATIONAL REALTY

117 Greenwich Street
San Francisco, CA 94111



Rebecca Schumacher
Co-Listing Agent, Realtor®
Direct + Mobile: 415.928.3800
rebecca.schumacher@sothebyshomes.com
www.schumacherproperties.com
Cal BRE #01756452

#1 Marina Agent**
Top 1% Citywide***
Top Agent Network



Based upon sales volume and number of transactions of all Brokerages, per SF Association of Realtors MLS data 2007-2015 cumulative. *Based upon sales volume of all Brokerages, per SF Association of Realtors MLS data 2015 | This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. This offering is subject to errors, omissions, changes including price or withdrawal without notice. ©MMXV Sotheby’s International Realty, Inc. Equal housing opportunity.