

# 1251 FRANCISCO STREET

## FABULOUS FRANCISCO PALMS

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INTERNATIONAL REALTY



## 1251 FRANCISCO STREET | SAN FRANCISCO, CA FABULOUS FRANCISCO PALMS

1251 Francisco is a treasure nestled in the Francisco Palms, located in a non-liquefaction zone of the Marina. This beautifully manicured courtyard, flanked by palm trees, plays host to a unique 17-unit TIC property. Both convenient and calming, this neighborhood boasts a Walkscore of 94.

Built in 1923, this property has been lovingly maintained and intelligently renovated, keeping the classic details while adding modern fixtures and appliances. Hardwood floors and significant moldings are found throughout. The kitchen features white wood cabinetry, honed black granite countertops, stainless steel appliances with gas cooking, slate floors, a discreetly housed washer/dryer and plenty of room to dine comfortably.

There are two spacious bedrooms, each with two deep closets and large windows. The full bath is classically appointed with white-tiled

shower over tub, vintage-style floor tiles and linen closet with ample storage. Additionally, a powder room for guests is located just off the kitchen. Hall closets add to already abundant storage. Please see floor plan included with this statement.

An exclusive-use garage houses two side-by-side spaces, sink with on demand hot water and storage cabinet. A separate storage area devoted to this apartment can be found in the common garage. The courtyard, enjoyed by all residents, includes an entertainment area and shared BBQ.

Completion of a comprehensive seismic upgrade to the ground level garages and storage was completed in December 2015 and fully meets the City's requirements.



## MARINA

Offered for:

\$1,399,000

**1251Francisco.com**

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2 bedrooms, 1.5 baths

Eat-in gas kitchen

Washer/dryer in unit

2 car exclusive-use garage

HOA dues = \$786.61

## NEIGHBORHOOD

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

The Francisco Palms offers easy access to Fort Mason and its Great Meadow with cliff-side path offering spectacular views of the Bay and Golden Gate Bridge while leading to Aquatic Park. Fort Mason's Sunday Farmer's Market, plus its art galleries and special events venues, are major plusses for the neighborhood. Other Marina attractions include the Palace of Fine Art, Marina Greens, St. Francis Yacht Club and Crissy Field with promenade leading to the base of the Golden Gate Bridge. The Presidio National Recreation Area, with its sport facilities and trails, is enjoyed by many Marina residents.



### REBECCA SCHUMACHER

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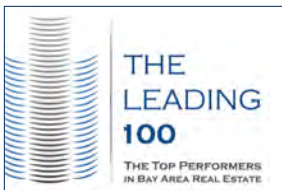
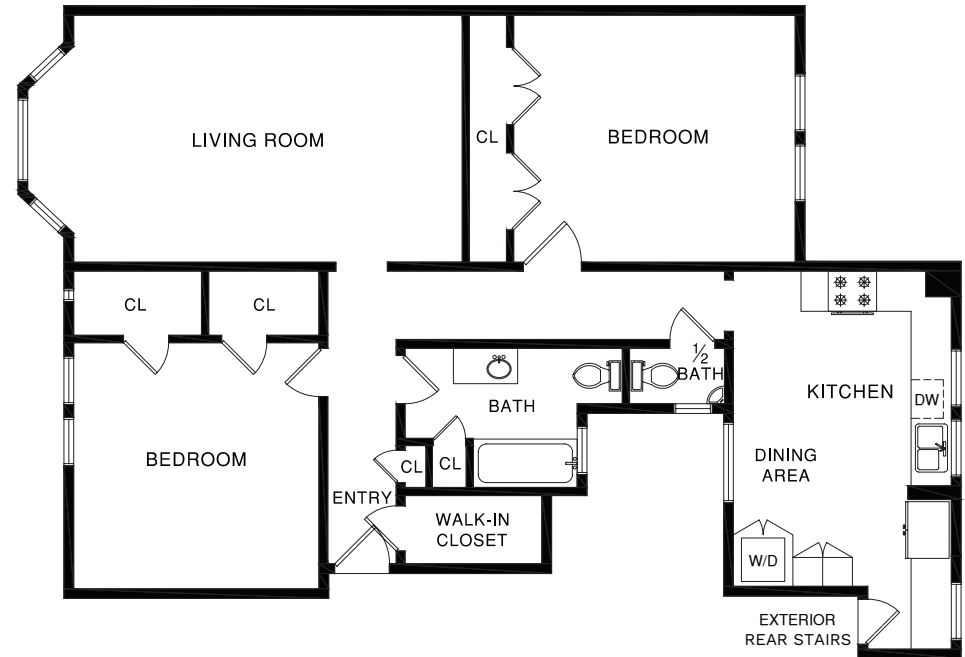
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## REMARKS

- Square footage of 1170 per floor plan tech. Neither Seller nor Broker warrant square footage; Buyers are advised to investigate.
- Pet policy allows for two domestic cats or dogs (maximize individual dog weight of 60 lbs).
- HOA dues of \$786.61 per month include water, steam heat & hot water, refuse collection, building insurance, common area PG&E, general maintenance & gardening, and a contribution to reserves. Property taxes are also collected monthly by the HOA and are based on purchase price.
- Individual, fractional loans are available for Buyers from a variety of strong lenders.



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117 Greenwich Street  
San Francisco, CA 94111

\*Based upon sales volume of all Brokerages, per SF Association of Realtors MLS data 2016 | 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.