

# HANDSOME 2-LEVEL UPPER CONDOMINIUM

CITY VIEW ROOF DECK | 55 CAPRA WAY | MARINA DISTRICT



**SCHUMACHER PROPERTIES TEAM**  
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INTERNATIONAL REALTY



## 55 CAPRA WAY | SAN FRANCISCO, CA

### CITY VIEW ROOF DECK

55 Capra Way is an exceptionally spacious, two-level upper condominium in a two-unit building ideally located in the Marina neighborhood midway between Chestnut Street and the Marina Green. This residence has a floor plan that simply works.

Beautiful hardwood floors, recessed lighting and abundant natural light enhance the residence. The main floor's full-width living room includes a wood-burning fireplace (equipped with gas logs) and display alcoves. The formal dining room adjoins the living room. An updated eat-in kitchen – with a gas stove, grey Caesarstone counters and backsplash tiles – completes the entertaining areas of the residence. The pantry, wine storage and laundry room are found at the rear of the kitchen.

The remainder of the main floor consists of an updated hall marble bath with shower over tub, plus two bedrooms that adjoin the sunroom with wall of

closets – a perfect office, sitting room or nursery. All have south facing windows and good proportions. These two bedrooms have new, neutral wall-to-wall carpeting.

Modern grey sisal carpet lines the staircases, the upper portion of which have architectural contemporary open treads and lead to the upper floor master suite with skylights. Spacious and private, the master suite consists of the bedroom with gas fireplace and skylight, large fully-equipped walk-in closet, and marble bath with shower. The master suite opens directly to the south-facing roof deck *with views spanning from the City downtown to Pacific Heights and the Presidio forest.*

A deeded side-by-side parking space and storage lockers complete the residence.



## MARINA DISTRICT

Offered for:  
\$2,495,0000

3 bedrooms + sunroom, 2 baths  
Master suite with City view roof deck  
Eat-in gas kitchen  
Washer-dryer in laundry/pantry  
1 side-by-side parking space in garage  
2220 sf per floor plan tech\*

## NEIGHBORHOOD

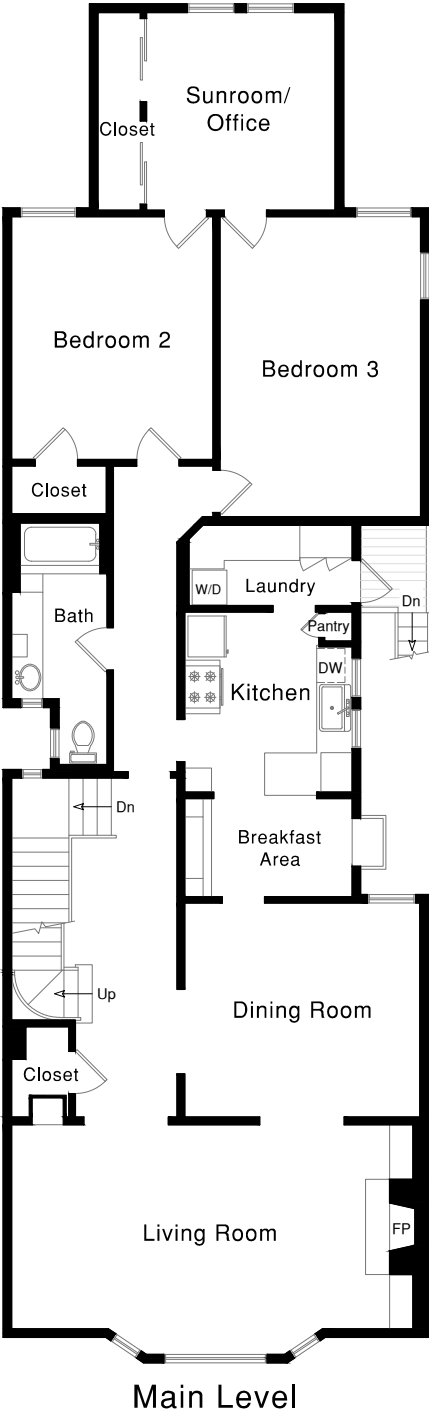
The vibrant Marina District enjoys access to both nature's beauty and the thriving neighborhood street of Chestnut, which along with nearby Fillmore and Union Streets, offers chic shopping, specialty gyms, family-run groceries, restaurants and theaters.

Capra Way is situated midway between Chestnut Street and the Marina Green. The location provides easy access to Crissy Field, Saint Francis Yacht Club and Palace of Fine Arts. The Presidio National Recreation Area, with its sport facilities and trails, is enjoyed by many. Fort Mason Center's Sunday Farmer's Market, art galleries and special events venues are major plusses for the neighborhood. Moscone Recreation Center includes tennis courts and other sports facilities, a playground, putting green and library. This vibrant Marina is known for its walkability and unsurpassed beauty along the Bay.

[www.55capra.com](http://www.55capra.com)

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**REMARKS**

- HOA dues of \$200 per month include refuse collection, water and building insurance.
- \*Square footage is per floor plan tech; neither Seller nor Listing Broker warrant;buyers are advised to investigate.
- Amended CC&Rs allow for up to 2 cats, no dogs. The owners of #57, the lower unit, are open to considering a dog or dogs being part of the total of 2 pets allowed, however they request the opportunity to meet the prospective buyers with their dog or dogs to determine whether there is a good fit for the building. This process should occur prior to offers being considered and can be coordinated by the listing agent upon request.



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#1 in Marina\*  
Wall Street Journal/REAL Trends 2017 Top 250 Luxury Real Estate Professionals in US by Sales Volume



\*Based upon sales volume and # transactions of all Brokerages, per SF Association of Realtors MLS data 2007-2017 ytd combined. 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. ©MMXVIII Sotheby's International Realty, Inc. Equal housing opportunity.