

# 2119 LARKIN STREET

## ENTERTAINER'S DREAM



SCHUMACHER PROPERTIES TEAM  
Wise Investing, Inspired Living

Sotheby's  
INTERNATIONAL REALTY



## 2119 LARKIN STREET | SAN FRANCISCO, CA

### ENTERTAINER'S DREAM

Located in the heart of Russian Hill, this lovingly updated bi-level condominium offers discerning buyers the best of both worlds. Whether frequenting one of the many hip and trendy restaurants on the most vibrant part of Polk Street or preparing meals at home al fresco in the private patio, coming home will always be a treat.

The gas kitchen, outfitted with stainless steel appliances and upgraded with PentalQuartz counter tops and backsplash allows for buffet-style meals and/or socializing with guests as they enjoy sitting at the counter and visiting with the chef. A generous walk-in pantry and stacked

washer/dryer are in a separate room, located just off the kitchen. The kitchen is open to the combined dining room and living room which feature large windows, high ceilings and TV media wall with built-in speakers.

An absolute treasure for outdoor culinary and entertaining experiences is found just beyond the stairs to the lower level. Equipped with a gas grilling station, wood-pellet stove, refrigerator, power burner and storage this expansive, exclusive use patio is the ultimate in outdoor enjoyment. It is a feast for the eyes and offers endless possibilities.



## RUSSIAN HILL

Offered for: \$1,689,000

[www.2119Larkin.com](http://www.2119Larkin.com)

2 bedrooms, 2 baths

Updated 2019 gas kitchen

Exclusive use patio w/outdoor kitchen, completed in 2019

1 car independent parking with storage

Washer/dryer in unit

1360 sq ft per tax record\*

Walkscore 98; easy access to tech shuttles and downtown

In addition to the patio, this convenient floor plan lends itself well to entertaining overnight guests or home office use. There is one bedroom and full bath upstairs on the main living level and a spacious master suite downstairs. The master suite boasts a walk-in closet, fireplace, bookshelves and French doors that open to the patio/garden. The ensuite master bath features double sinks, natural stone and tile finishes, a shower over tub and a second generously-sized closet.

One car independent parking and large, gated storage closet (ideal for storing wine) complete this entertainer's dream residence.

## REMARKS

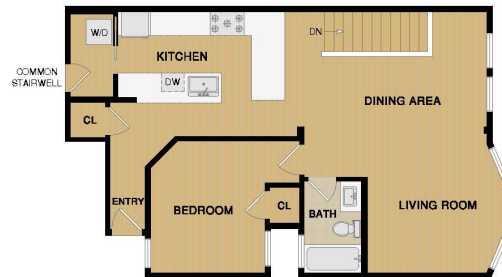
- \$232.50 HOA includes building insurance, refuse collection, water, common area electric and reserves.
- Pet policy: two, four-legged pets. Please see CC&R's.
- \*1360 square feet is per the tax record. Neither seller nor broker warrant square footage; buyers are advised to investigate.
- This 4-unit building was converted to condominiums in 2015; exterior was painted in 2018.

Please contact Karen Diemoz for private showings.  
415.770.8100, karen.diemoz@sothebyshomes.com

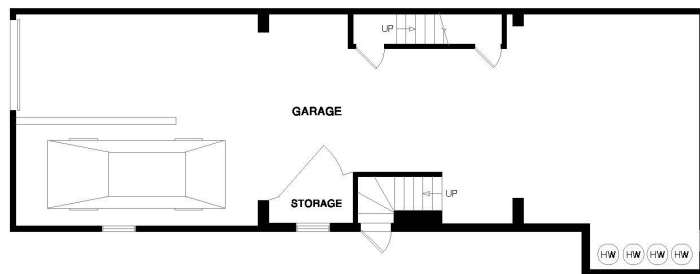
[www.2119Larkin.com](http://www.2119Larkin.com)



LOWER LEVEL



MAIN LEVEL



# Sotheby's

INTERNATIONAL REALTY

117 Greenwich Street  
San Francisco, CA 94111



**Rebecca Schumacher**

Listing Agent

Direct: 415.928.3800

[rebecca.schumacher@sothebyshomes.com](mailto:rebecca.schumacher@sothebyshomes.com)

BRE #01756452



**Karen Diemoz**

Showing Agent

Direct: 415.770.8100

[karen.diemoz@sothebyshomes.com](mailto:karen.diemoz@sothebyshomes.com)

BRE #01979852

[schumacherproperties.com](http://schumacherproperties.com)

Wall Street Journal/REAL Trends 2017 Top 250 Luxury Real Estate Professionals in US  
by Sales Volume

Named to the Leading 100 Top Performers in Bay Area Real Estate in 2016 and 2017



© MMXIX Sotheby's International Realty, Inc. All Rights Reserved. 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. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. Real estate agents affiliated with Sotheby's International Realty, Inc. are independent contractor sales associates and are not employees of Sotheby's International Realty, Inc. Equal housing opportunity.