

3540 BRODERICK STREET

HOUSE-LIKE, TWO-LEVEL REMODELED FLAT WITH PATIO + GARDEN
MARINA DISTRICT



SCHUMACHER
BEGGS TEAM

EXPECT EXTRAORDINARY

Sotheby's
INTERNATIONAL REALTY



3450 BRODERICK STREET | SAN FRANCISCO, CA

HOUSE-LIKE, TWO-LEVEL REMODELED FLAT WITH PATIO + GARDEN

Tastefully remodeled house-like residence in a 2-condominium building in an A+ Marina location. The classic living room with fireplace enjoys a wall of west-facing windows and opens to the spacious dining room. San Francisco's celebrated Tineke Triggs of Artistic Designs for Living, www.adlsf.com, designed the home's kitchen and marble/mosaic baths.

The gourmet gas kitchen offers the best of everything for impressive entertaining or simply quiet meals at home. It features Carrara marble counters and beautiful custom white wood cabinetry. Wolf appliances for cooking include a 4-burner+grill gas range, hood and additional oven+microwave. Top of the line appliances also include Miele dishwasher and SubZero refrigerator.

Contemporary light fixtures, recessed lighting and walnut stained hardwood floors enhance the residence. Two bedrooms, sunroom/office, central foyer with bookcases, split hall bath and coat+hall+linen closets complete the main level.

A central staircase leads to the lower level rooms. The peaceful master suite with garden outlooks includes a walk-in closet, marble+mosaic tile bath with radiant heated floor, dual sinks, Toto Washlet and shower. The family room opens to the spacious patio and landscaped garden with cypress trees, Norfolk Island pine, irrigation system, gas hookup for grilling and an outdoor heater. Completing the lower level is the washer+dryer, powder room and interior access to the garage.

*Neither seller nor broker warrants square footage; buyers are advised to investigate to their own satisfaction.

NOTE: Pet policy allows for one small pet; see CC&Rs for details.



MARINA DISTRICT

Offered for:

\$2,720,000

www.3540Broderick.com

3 bedrooms + sunroom, 2.75 baths

Kitchen + baths designed by Tineke Triggs, Artistic Designs for Living

Living room with fireplace, formal dining room

Exclusive use patio + garden accessed via family room

1 car independent garage parking with interior access

Self-managed HOA with no dues; owners split the common area expenses per CC&Rs

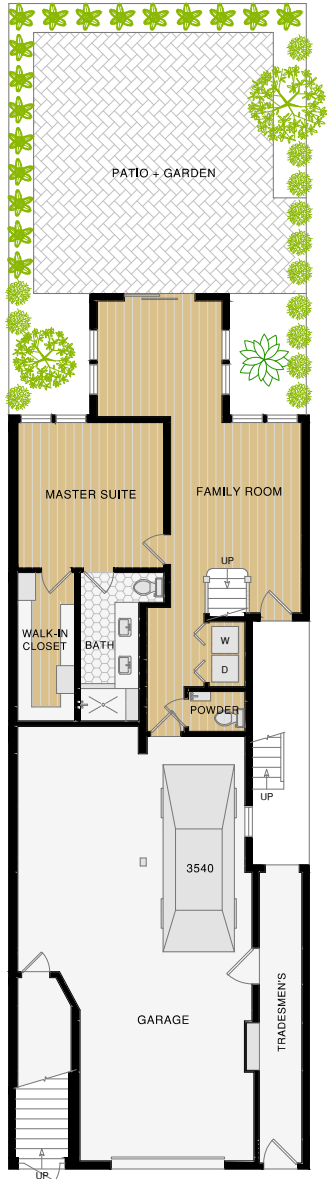
2087 square feet per tax record*

www.3540Broderick.com

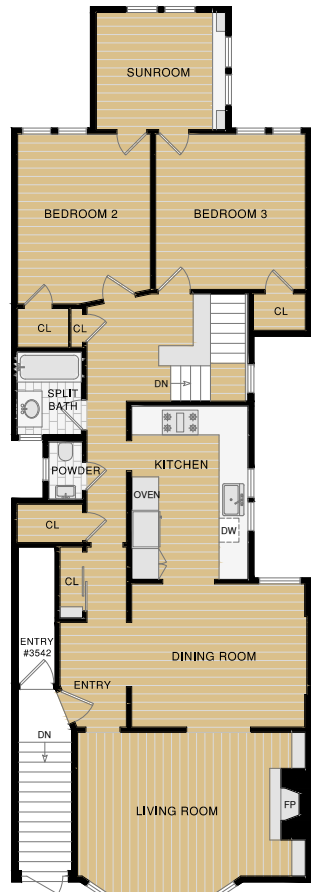


EXPECT EXTRAORDINARY

3540 BRODERICK STREET
SAN FRANCISCO, CA



LOWER LEVEL



MAIN LEVEL

NEIGHBORHOOD

The vibrant Marina District enjoys both nature’s beauty and the thriving neighborhood street of Chestnut, which along with nearby Fillmore and Union Streets, offers chic shopping and restaurants.

3540 Broderick is just a few blocks to the Marina Green and 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. This vibrant area is known for its walkability and unsurpassed beauty along the Bay.



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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, 2017 & 2019



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