

PANORAMIC GOLDEN GATE TO BAY BRIDGE VIEWS
Russian Hill – Cooperative Apartment

1080 CHESTNUT STREET, #8A
San Francisco, California 94109

www.1080Chestnut-8A.com



Offered for \$1,798,000
Simply fabulous panoramic views
24x7 doorpersons

2 bedrooms, 2 baths,
1 parking in garage, 2 storage units
Resident manager, 2 building elevators

Schumacher Properties
Wise Investing, Inspired Living

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Sotheby's
INTERNATIONAL REALTY

1080 Chestnut Street, #8A



Just in time for two summers of America's Cup viewing, July 4th Fireworks and Fleet Week with the Blue Angels – a perfectly situated apartment with panoramic views of the best of San Francisco. Enjoy the San Francisco Bay, Alcatraz, Golden Gate Bridge and Bay Bridge from your spacious living/dining room and terrace. Iconic City views to the east are available from the remaining rooms of the residence.



Rarely available in 1080 Chestnut, this northeast corner two bedroom apartment is a stylish city retreat for every day living or a generously sized pied-à-terre. The apartment is in move in condition and is the perfect canvas for one's own interior design vision. Its eighth floor position brings the view right into your large entertaining space – it is not too high, nor too low; the view is stunningly framed. Day or night, the light is magical as you enjoy spectacular sunsets and sunrises.



This clean lined apartment enjoys a large private master bedroom with ensuite bath with east facing window. The second bedroom or office with its own bath completes the private areas. Bathrooms are finished with subtle gray marble; bedrooms are carpeted; all other floors are quarter-sawn oak hardwood; recessed low voltage lighting throughout. There is ample storage throughout the apartment.



Located on a highly desirable flat block of Russian Hill, 1080 Chestnut was built in 1961. The 58 apartments are home to an eclectic array of local and international residents, all cordially and efficiently served by the resident manager and her staff. The building is very well maintained and undergoes regular improvements. The building lobby, elevators, and common hallways have been upgraded to a high level of finish, reflecting a contemporary, yet elegant atmosphere. The shareholders recently approved a contemporary updating of the building's external entrance. 1080 Chestnut is one of the premier view buildings in San Francisco.

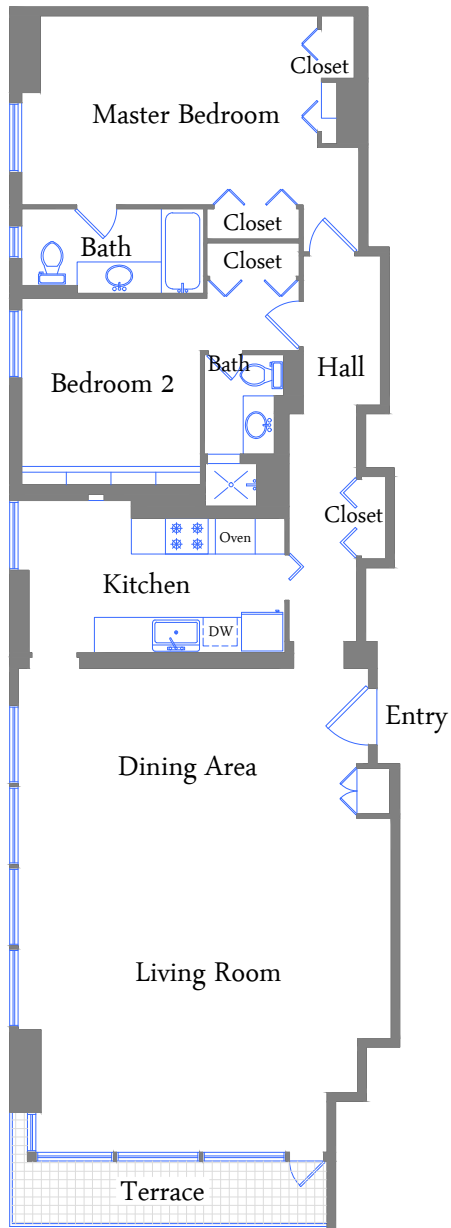
Russian Hill is a treasured neighborhood offering some of the best views of San Francisco's premier north side. The residents ardently treasure its cable cars, crooked block of Lombard Street, Alice Marble Tennis Courts and proximity to the north waterfront. Hyde and Polk Streets offer superb dining and an interesting array of shops; North Beach is a short stroll away, along with Fort Mason and its year long calendar of special events.



REMARKS:

- HOA monthly dues are \$1509 monthly (\$246 of which goes toward reserves) and include everything (except Internet access) - resident manager, 24x7 doorpersons, other building maintenance staff, electric, water, heat, refuse collection, cable, landscaping, professional management, building insurance + maintenance.
- Single underground parking space (side by side) is included. Additional parking in the building can be leased.
- The cooperative apartment application process will be reviewed with interested buyers; please allow 45 days minimum for close of escrow to accommodate approval.
- Pet policy allows for 1 cat or dog up to 20 lbs and no more than 2 birds (per Pet Policy)
- Offers to be on SFAR contract, accompanied by Co-op Apartment Purchase Addendum, letter of lender pre-approval or proof of assets, plus signed Disclosure Package cover page.
- Escrow has been opened with Fidelity National Title, Ms. Nga Losacco, 55 Francisco Street.
- San Francisco property taxes to be reassessed upon sale at the 2011-2012 rate of 1.1718 percent of the purchase price.





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