

STUNNING PENTHOUSE  
with elevator access

331 SPRUCE STREET  
Presidio Heights  
San Francisco, California 94118

[www.331spruce.com](http://www.331spruce.com)



Offered at \$1,895,000  
2013 Renovation  
Monthly HOA dues of \$412

3 bedrooms, mezzanine, 2.5 baths, 1 car parking  
Deck, storage, radiant heat, intercom  
Elevator from garage to the residence

Schumacher Properties  
Wise Investing, Inspired Living

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Sotheby's  
INTERNATIONAL REALTY



## 331 Spruce Street

This stunning, renovated penthouse in a three-unit building is served by an elevator directly to the residence. The dramatic great room with cathedral ceiling has lovely views from exposures on three sides, exceptional volume and an exciting mezzanine that would be a perfect home office or media room. The entire residence enjoys an abundance of natural light.



Perfect for today's aesthetic sensibilities, the finishes are modern while housed in a substantially updated 1905 classic structure. The gourmet gas kitchen is bathed in light and includes top appliances, a wine refrigerator and counter for entertaining. Two of the three bedrooms open to a rear west-facing deck overlooking the large garden (exclusive for the use of the bottom unit). There are two full baths (one ensuite to the master bedroom) and a powder room.



Radiant heat warms the residence through the beautiful new Porcelanosa™ wood floors in a neutral grey finish. Recessed lighting, washer/dryer hookups, new windows and an intercom complete the offering. Parking is for one car, independent, in the garage.

The renovation of the building was completed in 2013. 331-335 Spruce Street is a newly formed TIC with a Paul Law Group (Lyssa Paul) TIC Agreement. 331 Spruce's share is 35 percent of the total building.



The residence enjoys a WalkScore of 92 thanks to its convenient location near both the Sacramento Street and Laurel Village shopping and dining options. For natural beauty and outdoor activities, 331 Spruce is just a short distance to the Presidio Golden Gate National Recreation Area and the Julius Kahn Playground.

## REMARKS

- Pet policy allows for two 4-legged pets, cats or dogs – see TIC Agreement.
- HOA dues of \$412 per month include refuse collection, water, building insurance, elevator maintenance, fire alarm service, accounting via SF TIC Services, common area electric and a contribution to reserves.
- Fractional (individual) loans are available through Ann Bassi, GT Financial (415.235.7298, [abassi@gtfincialgroup.com](mailto:abassi@gtfincialgroup.com)). Alternatively, the Seller's current \$500,000 fractional loan on #331 is assumable through Sterling Bank up to \$500,000 by qualified buyers.
- Please submit offers on SFAR contract, proof of assets if purchasing all-cash or pre-qualification letter from Ann Bassi, GT Financial. Include signed Disclosure Package and TIC Purchase Addendum.
- Escrow is open with First American Title, Ms. Kallie Castro Clay; utilization of this escrow officer will allow for consistency throughout the building.
- Disclosure Package electronic copy is available from the listing agent upon request.

See reverse side for floor plans.



# 331 Spruce Street



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\*Based upon number of transactions and sales volume of all Brokerages, per SF Association of Realtors MLS 2012.

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