

PANORAMIC VIEWS, PRIVATE TERRACE
Ultimate Indoor-Outdoor Living

30 Miller Place, Residence No. 1
Nob Hill
San Francisco, CA 94108

www.30MillerPlace.com



2 bedrooms, 2 baths
Great room with wall of glass

Elevator keyed to residence
1 car parking with separate entrance
Massive terrace with commanding views

Offered at \$1,998,000

Schumacher Properties
Wise Investing, Inspired Living

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INTERNATIONAL REALTY

30 Miller Place, No. 1



The eastern wall of Residence No. 1's dramatic great room opens completely to a massive terrace, bringing the commanding views of San Francisco throughout the kitchen, living, dining and outdoor space. Day or night, the City and Bay tantalize the senses, with views of Coit Tower and Telegraph Hill, the City skyline with the Pyramid, and the Bay beyond.



Less than two blocks from famed Huntington Park at the top of Nob Hill, 30 Miller Place offers a private haven in the midst of a world-class City. With only one condominium residence per floor, the elevator is keyed for privacy and opens directly to the residence. The moment you enter the residence, the views are front and center.



Perfect for entertaining or quiet enjoyment, the residence's refined, clean-lined finishes soothe the soul. The kitchen offers high-end appliances, glass backsplash and a generous curved marble counter open to the living-dining areas. Tucked in the great room is a wet bar with wine refrigerator. Wide plank walnut floors are found throughout the residence. Baths are lined with floor-to-ceiling limestone (master) or marble (hall bath), and include Dornbracht fixtures.



The spacious master suite includes a wall of Poliform wardrobes and master bath with dual sinks and shower. Completing the residence is a second bedroom, additional full bath, laundry closet with washer/dryer and additional storage.

Unique to No. 1 is the superb deeded parking space with private entrance. The garage includes both a secure storage room plus locker and affords interior access to the building foyer.

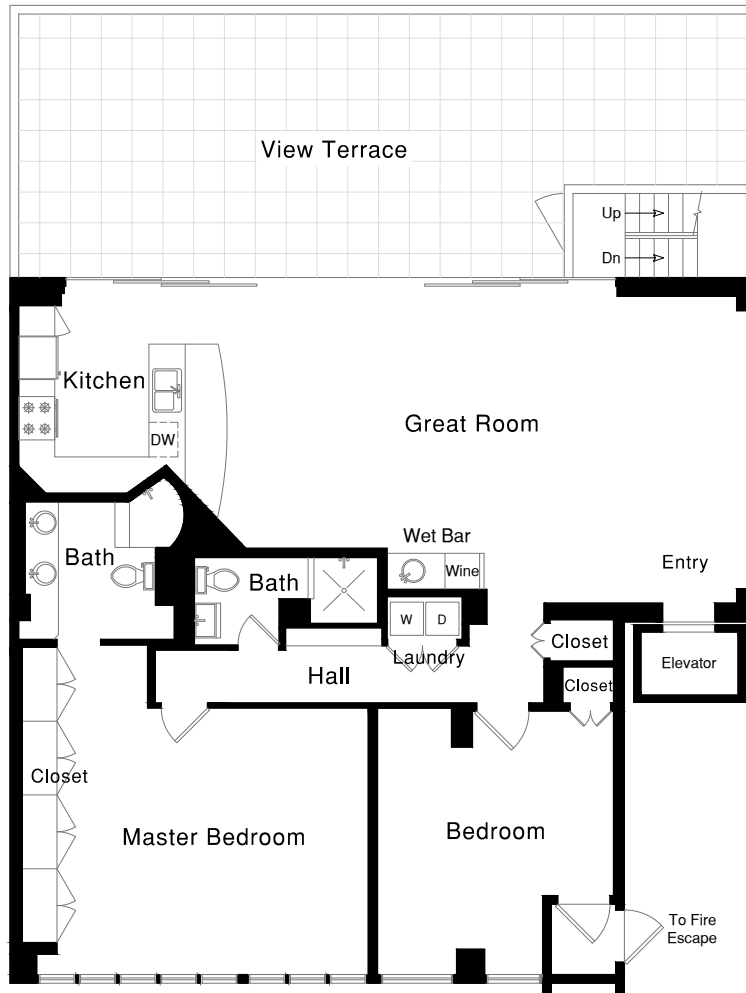
Remarks

- Tax record indicates 1782 square feet. Neither seller nor broker warrant; buyer is, as always, advised to investigate.
- 30 Miller's WalkScore is a perfect 100.
- Pet policy allows for one pet of no more than 30 lbs when fully grown; see CC&Rs.
- HOA dues of \$1050 per month include refuse collection, water, building insurance, elevator maintenance, professional management and reserves.
- Please submit offers on SFAR contract with letter of financial capability/lender pre-approval and signed Disclosure Package.
- Disclosure Package electronic copy is available from the listing agent upon request.

See reverse side for floor plans.



30 Miller Place #1



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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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