

**SOPHISTICATED FULL FLOOR CONDOMINIUM**  
**Partial Bay Views**

**Pacific Heights**  
**1980 Vallejo Street, Residence No. 2**  
**San Francisco, CA 94123**

**[www.1980vallejo.com](http://www.1980vallejo.com)**



**4 bedrooms, 3 baths**  
**2 elevators to residence**

**1+ oversized parking space in garage interior**  
**Gourmet kitchen**

**Offered at \$2,700,000**

**Schumacher Properties**  
Wise Investing, Inspired Living

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**Sotheby's**  
INTERNATIONAL REALTY

## 1980 Vallejo Street, No. 2



A classic Pacific Heights full-floor condominium, Residence No. 2 offers a sophisticated City home with partial Bay views, 2013 renovation and prestigious location. The renovation was designed and overseen by Vincent Leger, principal of San Francisco's EAG Studio, [www.eagstudio.com](http://www.eagstudio.com).



Enter the residence through the gracious foyer to experience the generously proportioned living and formal dining rooms, both with partial Golden Gate Bridge, Bay and Tiburon/Belvedere views. Original moldings enhance the architectural character. Hardwood floors throughout are beautifully refinished in a sophisticated walnut hue. The living room offers a wood burning fireplace with original mantel and two mirrored curved alcoves.



The chef's kitchen was updated in 2013 and includes high-end appliances – Bertazzoni gas stove; Thermador refrigerator; Miele dishwasher; Bosch microwave and warming tray. Off-white cabinetry, granite counters, mosaic stone backsplashes, tile floor and abundant storage complete the kitchen.



Private rooms include four bedrooms, three full baths and laundry room. Three of the bedrooms have ensuite baths. The renovated baths are tastefully finished in variations of a neutral palette of Ann Sacks natural stone, Eurostone superwhite polished counters and painted custom white cabinetry. With windows facing south and east, the master suite is a private haven. Marble moldings add an exquisite detail in the master bath.

Not just beautiful to the eye, Residence No. 2's electrical and plumbing upgrades bring the residence fully up to date.

Unique to No. 2 is the superb extra-wide deeded parking space inside the main garage, ideally located close to the elevator entrance. No. 2's private storage area is on the same floor.

Residence No. 2 is ideally located one floor above the classic 1920's building lobby, allowing for access via the elevators or the short curved flight of stairs. There are just ten full-floor owners' units in this lovely boutique building.

1980 Vallejo enjoys a prime location on a prestigious flat block in Pacific Heights, one of San Francisco's finest neighborhoods. A comfortable stroll to Union and Fillmore Streets provides a multitude of dining, shopping, grocery and exercise studio options. Enjoying a WalkScore of 97, 1980 Vallejo is also located nearby superb private schools, the Golden Gate Valley Library, Allyn Park (ideal for dog walking) and other outdoor attractions.

### Remarks

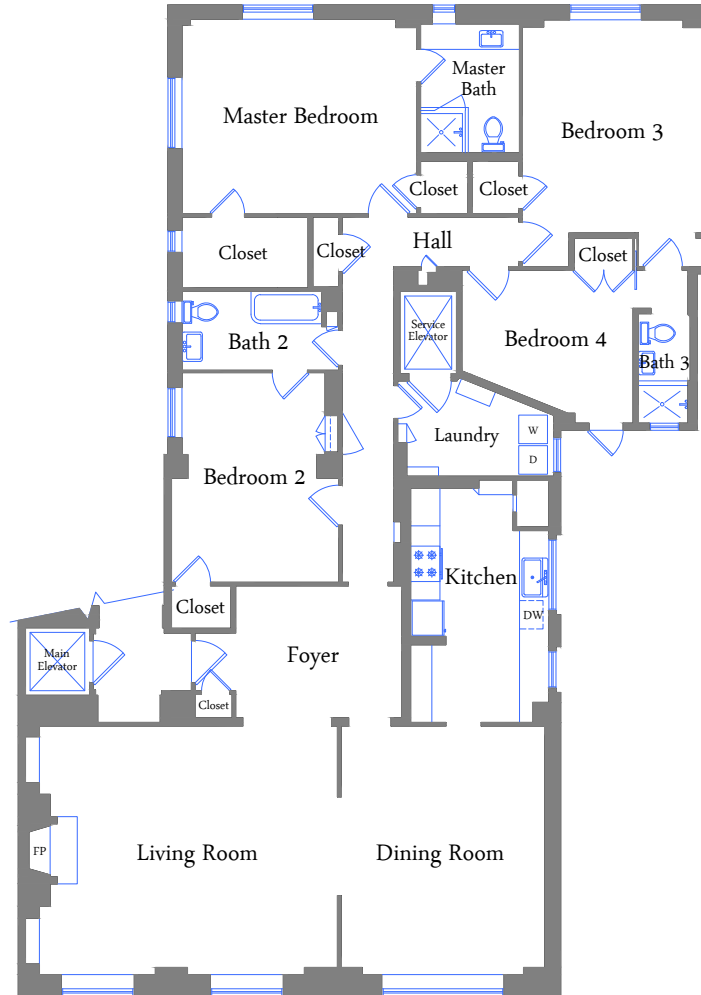
- Custom plantation shutters created for the master bedroom, bedrooms two and three have not yet been installed and will be provided to the buyers.
- Pets are allowed in the building with no specific restrictions other than the peaceful enjoyment of all residents; see CC&Rs.
- HOA dues of \$1286 per month include refuse collection, water, steam heat, 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 and includes GCIS Property and Lingruen Pest inspections.
- Escrow has been opened with Ms. Nga Losacco, Fidelity National Title, 55 Francisco.

See reverse side for floor plans.





# 1980 Vallejo Street #2



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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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