

WELCOMING FLAT with BONUS ROOM & DECK
Infused with Natural Light

2832 Lyon Street
Cow Hollow
San Francisco, CA 94123

www.2832lyon.com



2 bedrooms, 1 split bath on main level
Lower level bonus room, half bath & deck
Chef's kitchen with eating area

Magical, lush shared garden
1 car tandem garage space, storage
HOA dues \$300*/month

Offered at \$1,298,000

Schumacher Properties

Wise Investing, Inspired Living

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2832 Lyon Street



2832 Lyon is the lower condominium residence in a well-loved two-unit building directly across from the Presidio. Not only is it a two bedroom and one bath full floor flat, but also includes a warranted large bonus/family room and half bath on the ground level AND the private deck surrounded by verdant greenery overlooking the magical shared garden. Upgrades have respected the 1921 architectural history. There is a wonderful design sensibility unifying the residence and gardens.



Afternoon light streams into the west-facing living and dining rooms, each with walls of windows and balconies facing the Presidio. These two primary entertaining rooms are connected via a large opening, allowing the space to live as one. The living room's wood-burning fireplace anchors the room and is flanked by bookcases. There are beautiful hardwood floors throughout the residence.



Calacatta white marble counters with three large windows line the north side of the kitchen with its stainless steel sink and appliances, white shelving and dish cabinets. Louis Poulsen light fixtures add style. The six-burner white Viking professional range with stainless hood provide all the horsepower needed to produce enticing meals. The large kitchen includes an eating area with built-in seating. Adjacent to the kitchen is a pantry/laundry room with stacked washer/dryer.



The two east-facing bedrooms are flooded with morning light and overlook the lush garden. The well-proportioned master bedroom includes a large window seat, flanked by shelving. It connects directly to the hall bath. The second bedroom can be entered either through the master or via the hall from the pantry. The hall bath is split between the water closet and the room with the marble counter, white sink and white-tiled shower over tub.

Accessed via the walkway on the north side of the building or the back stairs from the pantry, the lower

level bonus/family room and large half bath are currently used as a work studio by the owner. It is an expansive room, also infused with eastern light from its two sets of glass doors, one of which opens onto the deck, and is visually connected to the lower shared garden. Lush greenery, mature trees and beautiful plantings abound. Clearly, this is a garden that has been nourished over many years.

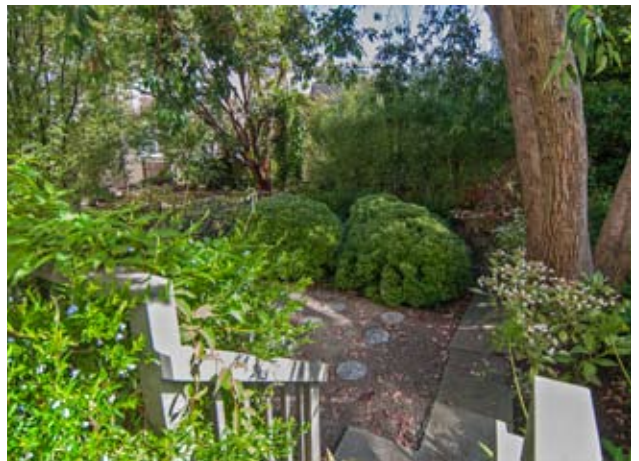
One car tandem parking and additional storage are included in the garage.

2832 Lyon enjoys a convenient location in San Francisco's Cow Hollow neighborhood adjacent to the GGNRA Presidio with its trees, trails and cultural & athletic facilities. Crissy Field and the path to the base of the Golden Gate Bridge are nearby. A comfortable stroll to Baker, Fillmore, Union and Chestnut Streets provides a multitude of dining, shopping and grocery options. Fort Mason in the Marina is host to a thriving Sunday Farmers' Market.

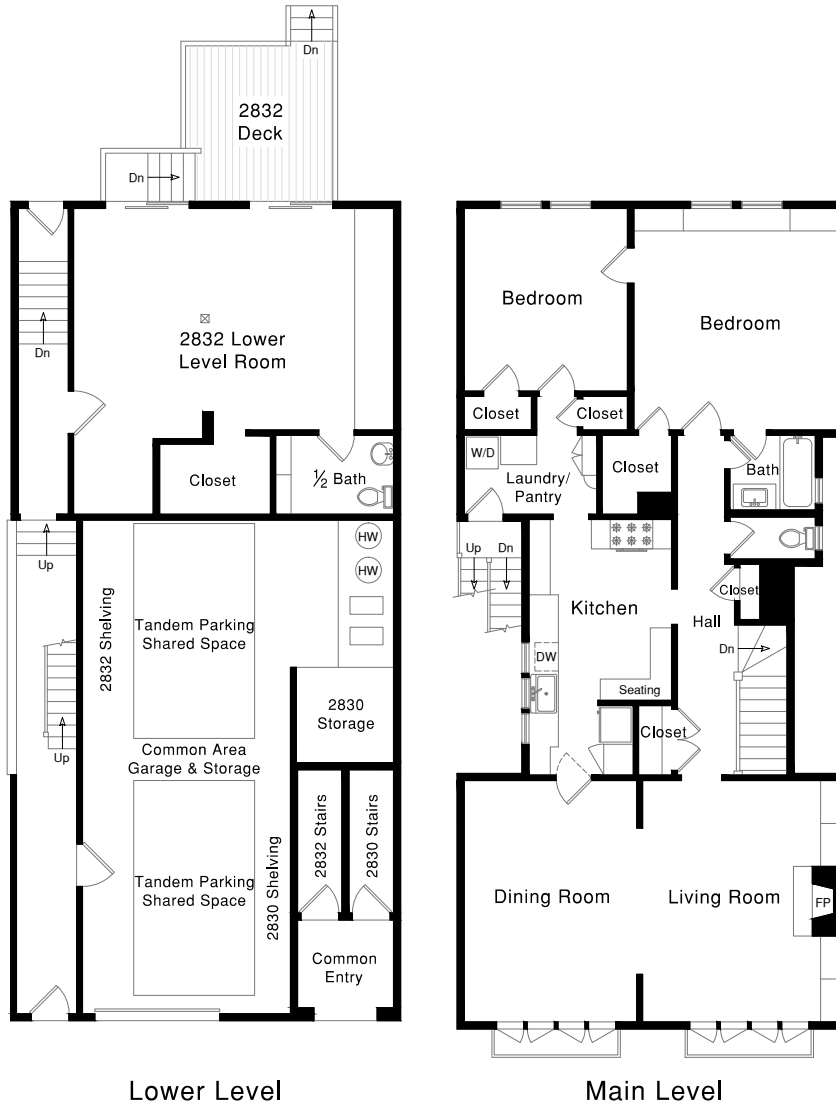
Remarks

- The Seller also owns 2830 Lyon, the upper unit. Her design studio currently occupies the ground floor bonus room and half bath. Buyers are requested to continue that arrangement at a rent of \$1200/month for a minimum of six months, ideally up to one year.
- Square footage is 1882 total per surveyor; Broker and Seller do not warrant; buyer is advised to investigate.
- Two pets are allowed, however some breeds may be disallowed by the HOA insurance policy.
- HOA dues of \$300 per month include water, refuse collection, HOA insurance and reserves. The dues amount may increase as it is based on # of occupants.
- Please submit offers on SFAR contract (not CAR SFAR) 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, 2001 Union #590.

See reverse side for floor plans.



2832 Lyon Street



Lower Level

Main Level

PLEASE CONTACT:

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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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