



LOWER PACIFIC HEIGHTS
SOPHISTICATED TOP-LEVEL CONTEMPORARY CONDOMINIUM
1600 WEBSTER ST., #411, SAN FRANCISCO

Presented by:

MONICA PAULI

415.902.9502





Located in the highly desirable location of Lower Pacific Heights, this contemporary one-level condominium is the ultimate spacious and quiet retreat in the heart of the city. 1600 Webster was built in 2004, with its contemporary design by architect Gary Gee, AIA and Ian Birchall & Associates. The building is situated on the corner of Post and Webster Streets in a neighborhood filled with activity including the Sundance Kabuki Theater, Japantown Center, Fillmore Street shopping and dozens of fabulous restaurants! Public transportation is close at hand with multiple MUNI routes within walking distance.

**1600 WEBSTER ST., #411,
SAN FRANCISCO**

OFFERED AT \$799,000

Presented by:

MONICA PAULI
415.902.9502

Client Liaison:

MOLLY SMITH
415.309.1085

ABSTRACT

- 1 bedroom with Stark carpet
- 1 bathroom with deep soaking tub
- Gourmet kitchen with granite counter tops & stainless appliances
- Dramatic 9 foot ceilings
- View living room
- Floor to ceiling windows
- Gas burning fireplace
- 5" wide-plank maple floors & Stark carpet
- Internet ready wiring with high speed T-1 line
- 2 secured deeded parking spaces, private storage area
- Elegant lobby featuring a secured entry
- Common roof deck and courtyard



TRI Coldwell Banker, 1699 Van Ness Avenue, San Francisco, CA 94109 415.229.1338 Fax 415.520.9502

Coldwell Banker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction. Independently Owned and Operated by NRT Inc.



**1600 WEBSTER ST., #411,
SAN FRANCISCO**

Presented by:

MONICA PAULI
415.902.9502

Client Liaison:

MOLLY SMITH
415.309.1085



THE FLOOR PLAN

RESIDENCE

Enter this top floor condominium and at first glance notice its open floor plan which introduces a sense of beautifully proportioned rooms with the finest materials and workmanship found throughout the residence.

The gourmet KITCHEN has custom cabinetry, granite countertops, all stainless steel appliances and a counter for dining and conversation. The open LIVING ROOM has a gas burning fireplace and floor to ceiling windows allowing in endless light with views toward Alta Plaza Park. Beautiful maple hardwood floors are throughout the entryway, kitchen, living room and hallway. The BEDROOM is spacious, has beautiful Stark carpet and enjoys views of the courtyard below. The BATHROOM is elegant with granite counter tops, custom cabinetry, onyx and limestone tiled shower and a deep soaking tub. There is an in-unit washer and dryer and abundant storage in the residence.

The common COURTYARD, designed by GardenArt, an award-winning landscaping firm, is serene and beautiful. The common ROOF DECK has splendid views of San Francisco's skyline

Secured parking garage with interior access to the building. Two parking spaces and one large storage unit are deeded to this residence.



OTHER

- HOA Dues: \$334.00 per month.
- Square footage approximately 987 per tax records
- Taxes will be reassessed upon the sale to approximately 1.14% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the "Seller's Disclosure Package" available on request with Listing Agents.

**1600 WEBSTER ST., #411,
SAN FRANCISCO**

Presented by:

MONICA PAULI

415.902.9502

Client Liaison:

MOLLY SMITH

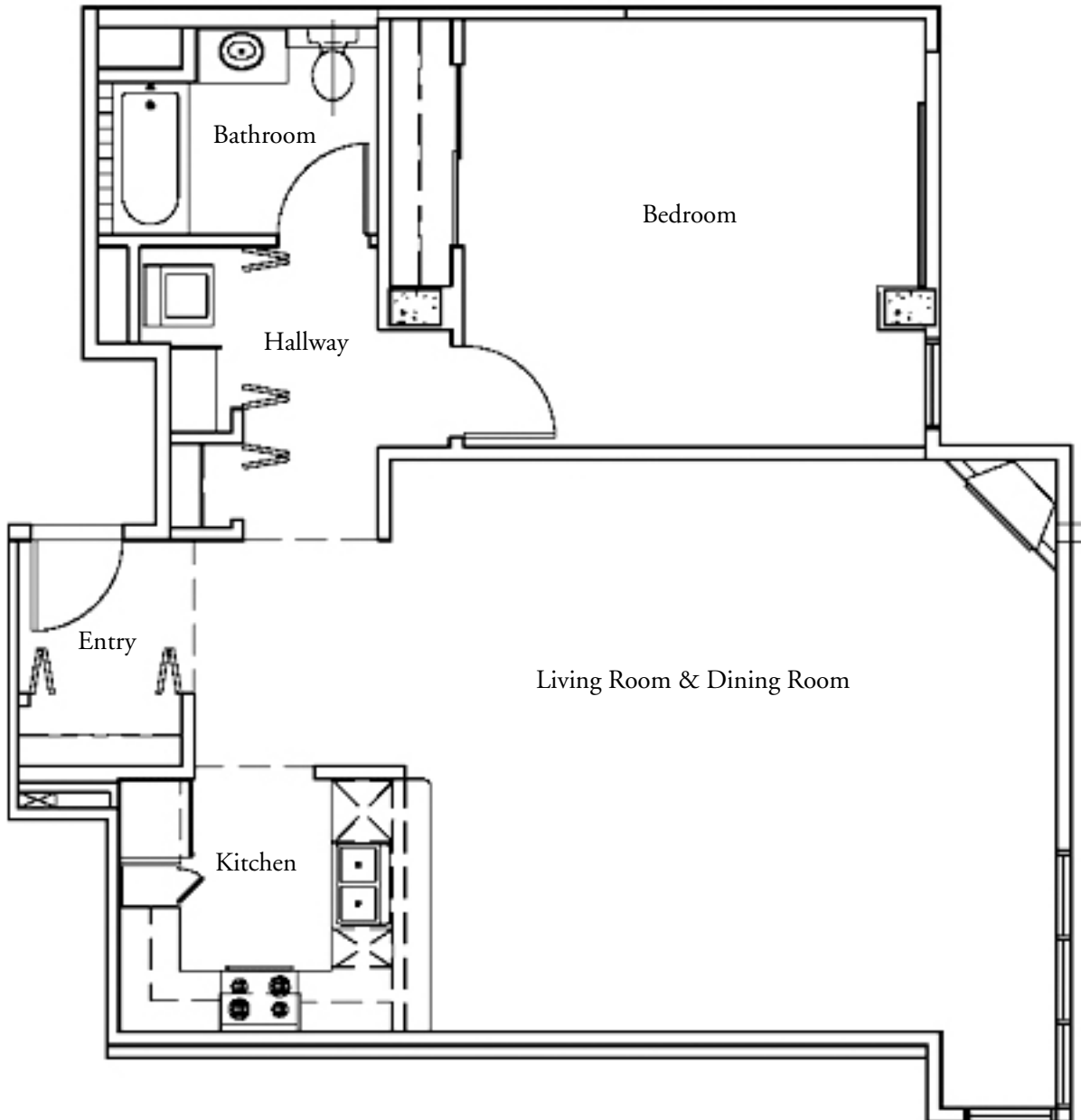
415.309.1085



TRI Coldwell Banker, 1699 Van Ness Avenue, San Francisco, CA 94109 415.229.1338 Fax 415.520.9502

Coldwell Banker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction. Independently Owned and Operated by NRT Inc.

FLOOR PLAN



TRI Coldwell Banker, 1699 Van Ness Avenue, San Francisco, CA 94109 415.229.1338 Fax 415.520.9502

Coldwell Banker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction. Independently Owned and Operated by NRT Inc.

