



## PACIFIC HEIGHTS

LUXURIOUS FULL-FLOOR VIEW APARTMENT

**2288 BROADWAY, #5, SAN FRANCISCO**

*Presented by:*

**MALIN GIDDINGS**

415.531.5033



*sf*properties.com



2288 Broadway is one of the most desirable cooperative apartments in the City at the apex of Pacific Heights and an enjoyable stroll to Fillmore Street's boutique shopping, fine dining and entertainment. It has been exquisitely remodeled and is in move-in condition for the new owner. The spacious floor plan is perfect for entertaining and comfortable City living at its best.

**2288 BROADWAY, #5  
SAN FRANCISCO**

**OFFERED AT \$7,995,000**

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**MALIN GIDDINGS**  
415.531.5033

*Client Liaison:*

**MAX ARMOUR**  
415.290.6058

*Client Liaison:*

**BOB GEE**  
415.516.8512

**ABSTRACT**

- 3 Bedrooms & 3.5 Baths
- View living & dining rooms with terrace
- Study
- Kitchen with breakfast area
- In-unit washer & dryer
- 2 assigned side-by-side parking spaces & 2 storerooms
- 24 hour doorman/security service



TRI Coldwell Banker, 1699 Van Ness Avenue, San Francisco, CA 94109 415.229.1211 Fax 415.563.3198

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. Malin Giddings License #: 00511339, Bob Gee License #: 00634899, Max Armour #: 01446122



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#### DESCRIPTION OF THE RESIDENCE

The inviting FOYER introduces the light and airy public rooms which enjoy impressive views of the Golden Gate Bridge, Palace of Fine Arts and Alcatraz Island. Beautiful hardwood floors, deep crown molding and custom lighting provide an elegant aura.

The spacious LIVING ROOM with fireplace and formal DINING ROOM feature floor to ceiling picture windows towards the close water vistas and walk-out north terrace.

The gourmet cook will enjoy the spacious remodeled KITCHEN with charming BREAKFAST AREA and upholstered bench seating.

Features include hardwood flooring with parquet insets and alabaster lamp lighting in the box-beamed ceiling, granite countertops, mosaic and tiled backsplash, custom cabinets with glass fronts and built-in at-home office.

Top-of-the-line appliances include:

- Dacor gas cooktop and ventilator
- Dacor double ovens
- Sub-Zero refrigerator/freezer
- Miele dishwasher
- Wine cooler & wet bar

Off the foyer is the POWDER ROOM with antique vanity and a paneled STUDY with built-in bookcases and bridge and Pacific Heights views to the west.



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The expansive GALLERY, ideal for a large art/photograph collection, leads to the private wing of the apartment.

The spacious MASTER SUITE enjoys the sunny Broadway outlook and northwest City and bridge views. The luxurious MASTER BATH features marble surrounds, designer double vanities, large spa tub, glass-enclosed double stall shower and separate WC with toilet/bidet and adjoining dressing room with ample custom wardrobe storage.

A S/E corner BEDROOM with adjoining BATH and east facing BEDROOM, also with adjoining BATH, complete the floor plan.

**OTHER**

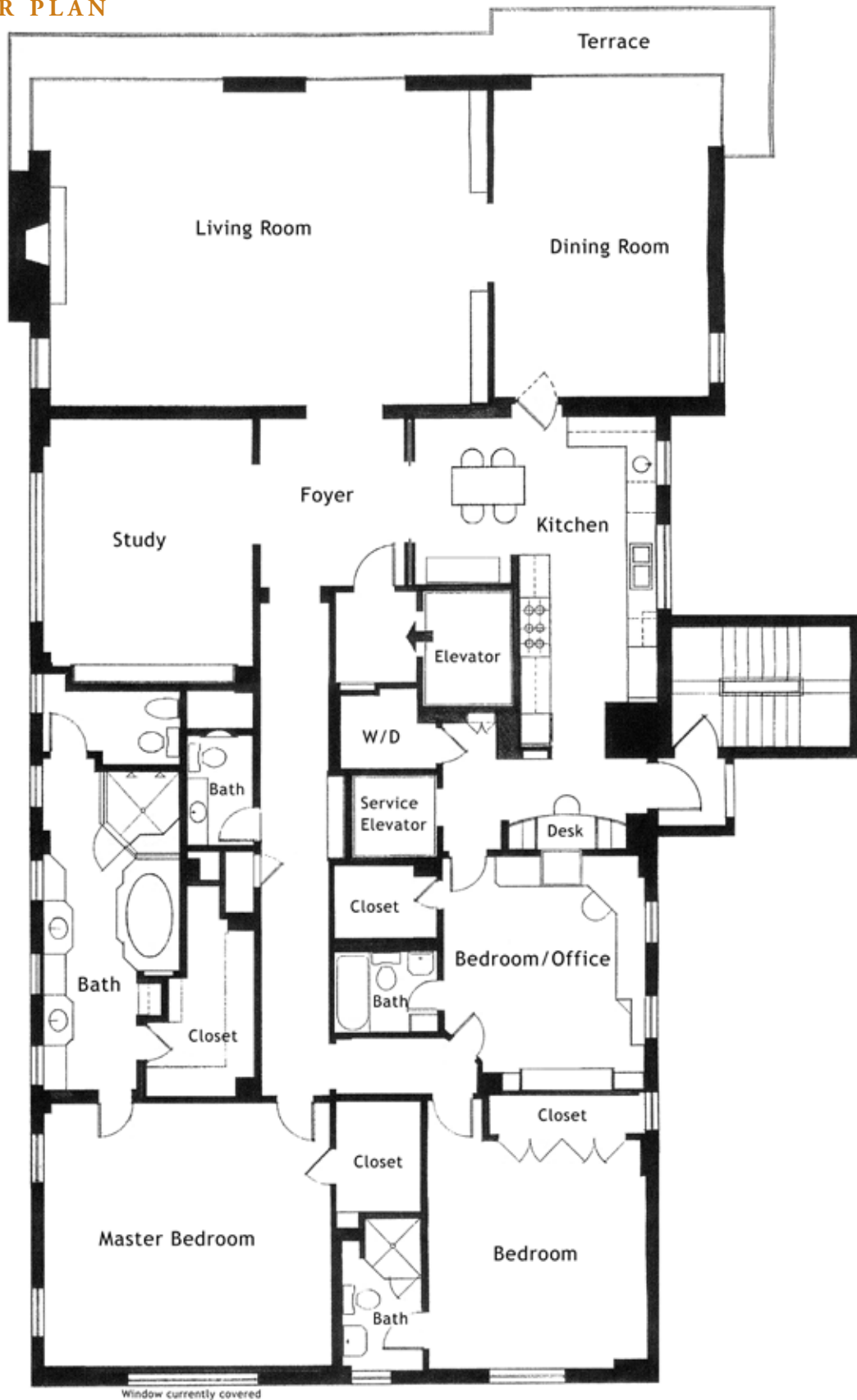
- The sale is subject to approval by the 2288 Broadway Corporation's Board of Directors and homeowners association.
- Monthly HOA dues: \$3,017.
- Professionally managed by Property Management One.
- Taxes will be reassessed upon the sale to approximately 1.163% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available by request.



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FLOOR PLAN



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