

Nob Hill
1170
SACRAMENTO STREET
P E N T H O U S E

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1170 Sacramento Street PHC

NOB HILL
Spectacular View Penthouse Condominium

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Overview:

Minimum Bid: \$5,900,000

The 1170 Sacramento residential tower overlooks the pristine Huntington Park on San Francisco's Nob Hill framed by the world renowned Fairmont, Huntington & Mark Hopkins Hotels, the serene Grace Cathedral and the grand Pacific Union Club. Upon arrival in the port cochere, uniformed doormen welcome guests into the soaring beautifully appointed lobby.

The spacious penthouse apartment occupies the north half of the building footprint with truly spectacular views in three directions. After more than 40+ years of occupancy by one household, the original apartment has been completely gutted, providing an exciting shell and a rare opportunity for the new owner's design team to build a truly custom dream home in the sky.

ABSTRACT

- Rarely available expansive condominium penthouse atop Nob Hill
- Breathtaking iconic bay & city views in three directions
- Original floor plan completely gutted –the 'shell' provides an exciting opportunity to build a truly custom dream home
- Abundant natural light filters through tall floor to ceiling windows
- Multiple sliding glass doors open to an expansive wrap around terrace
- Doorman/security, full service high rise building with onsite manager
- Deeded staff/guest apartment
- Deeded 2-car parking & additional storage

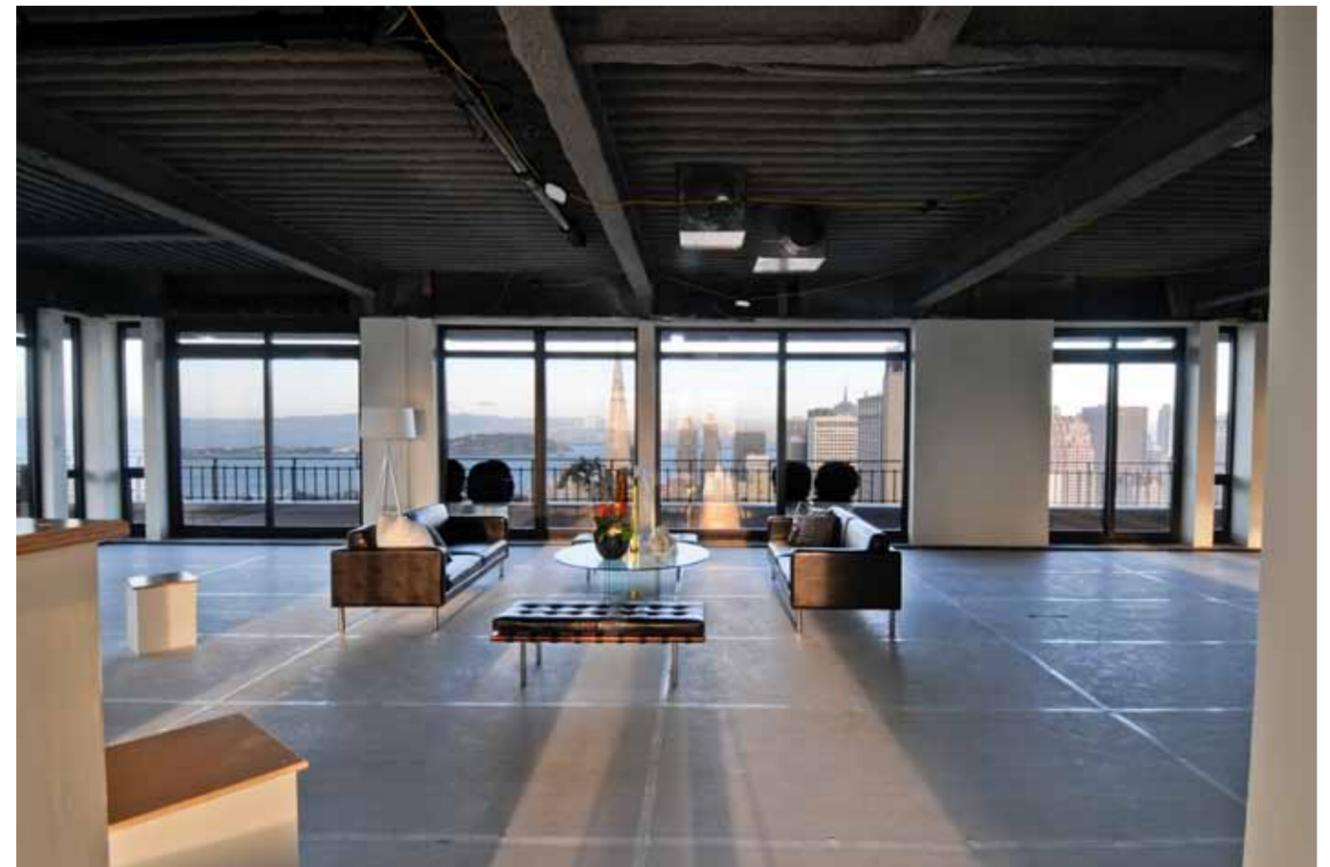


Penthouse:

Abundant natural light floods the entire apartment. Tall floor to ceiling windows and multiple sets of sliding doors open to the expansive wrap around terrace. Breathtaking bay views encompass the Golden Gate Bridge, Marin headlands and Alcatraz Island. Iconic City landmarks include Coit Tower, the Transamerica Pyramid and glittering lights of the Financial District at night.

Condominium amenities include: deeded guest or staff quarters with bath, 2 deeded individual parking spaces & additional storage.

As for the pleasures of urban living atop Nob Hill, fine dining can be enjoyed in quality venues such as the Big Four, Le Club, Venticello, Rue Lepic and the casual bistros along Hyde Street. Many small establishments provide friendly neighborhood services. Cable car access is but a block away to Union Square, the Financial District and Fisherman's Wharf.



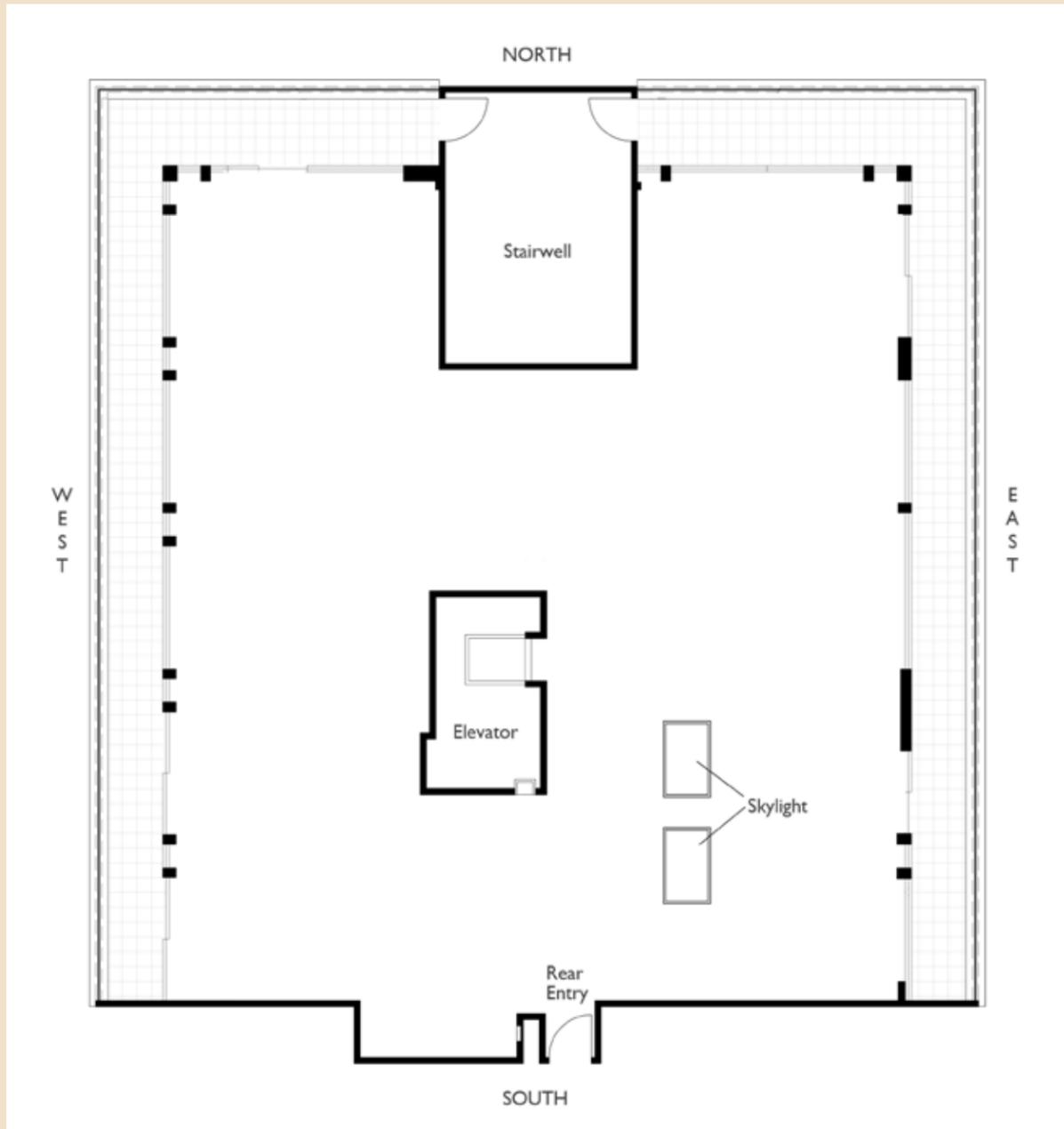


Other:

- This is a Trust sale; no court confirmation required. Offers to be presented by the Buyer's Agent to the Trustees for review on March 31st at Noon at:
TRI Coldwell Banker
1699 Van Ness Ave.
Attn: Malin Giddings & Max Armour
- Monthly HOA Dues: \$6,465 include 24 hour doorman & security services, on-sight management, exterior & common area maintenance, water, scavenger, house utilities & HOA insurance.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package—including the condominium disclosures—available on request.
- Taxes will be reassessed upon the sale to approximately 1.164% of the purchase price.



Floor Plan:





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