

1035

VALLEJO STREET

Proudly presented by:

MALIN GIDDINGS

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1035 Vallejo Street

RUSSIAN HILL
Two-Level Townhouse Condominium

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OVERVIEW:

Offered at \$3,295,000

The intimate six-unit Russian Hill Summit Condominiums atop Russian Hill is one of the City's most sought smaller developments. Completed in 1998, the architecture reflects the inimitable style of the name-architects of the early 20th Century--Willis Polk and Julia Morgan, several of whose historic homes are located in this cul de sac and are much treasured and admired to this day.

The light and airy, spacious townhomes consist of 2-level upper and 2-level lower units. The façades blend well with the verdant setting and neighboring properties. The aged shingles, bold black wood surrounds of the entryways, tall French doors, transom bay windows and balustrades provide rich contrast against the bay, sky and cityscape.

ABSTRACT

- Six unit complex built in 1998
- Two levels, elevator with inside access
- 3 bedrooms, 2.5 baths
- View living room/fireplace
- Formal dining room
- South patio
- 2 car parking with interior access
- Elevator
- Concierge services



THE FLOOR PLAN:

Townhomes Nos. 1035 & 1037 are located at the east end of the development. No. 1035 comprises the lower two levels. The shared entrance features a handsome wood carved door with beveled glass, paneled wainscoting, stone pavers and alabaster lamp and sconce lighting.

The ENTRY HALL to No. 1035 introduces the tall coved ceilings, tall doorways and custom lighting found throughout the unit. Hardwood floors are installed throughout the main level.

The focus of the light and airy LIVING ROOM is the contemporary stone fireplace and bay picture window with partial northeasterly views of the bay and cityscape. The sunny DINING ROOM with upholstered window seating overlooks the south patio.

The fully-equipped KITCHEN features:

- Custom cabinets and granite counters
- Wolf range with 6-burners & grill top
- KitchenAid s/s refrigerator/freezer
- Bosch dishwasher

The GUEST BATH and coat closet off the entry hall complete this level.



LOWER LEVEL:

Descend the handsome staircase to the carpeted bedroom level.

The light and airy MASTER BEDROOM features built-in display and media cabinetry and tall double glass doors which open to expansive south PATIO. The dressing room contains ample custom wardrobe storage. The luxurious all marble MASTER BATH overlooking the private terrace has a deep tub, glass-enclosed shower, double vanity and WC.

Two BEDROOMS with built-in bookcases and ample closets open to the sheltered north PATIO with large planter boxes and tall plantings. They share a marble BATH with shower.

A laundry closet with washer/dryer and convenient interior access to the GARAGE complete the lower floor plan.



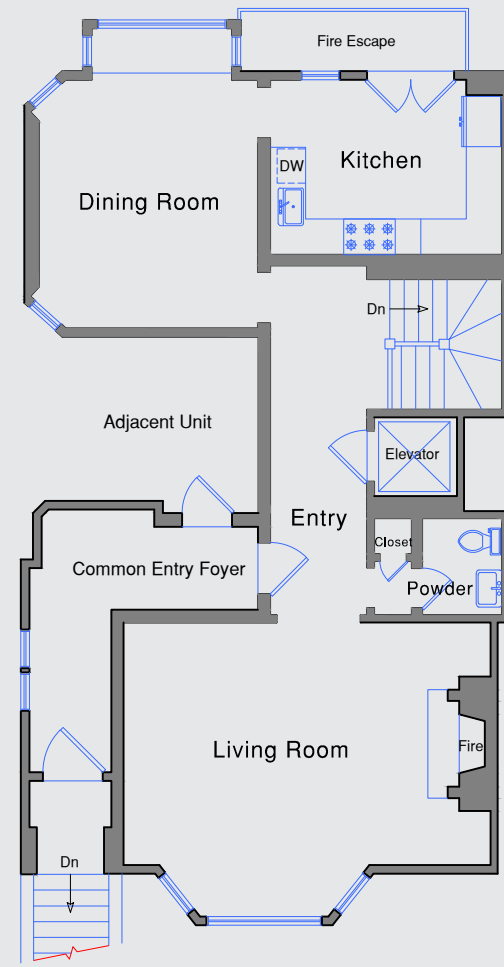
OTHER:

- Custom lighting, ceiling fans & in-ceiling speakers installed in certain rooms
- 2 car parking & storage space
- HOA dues: \$2,680.00/month
- Disclosure Package, including CC&Rs, available on request and should be reviewed prior to submitting any offer to purchase the property
- Property taxes to be reassessed to approximately 1.1691% of the sales price

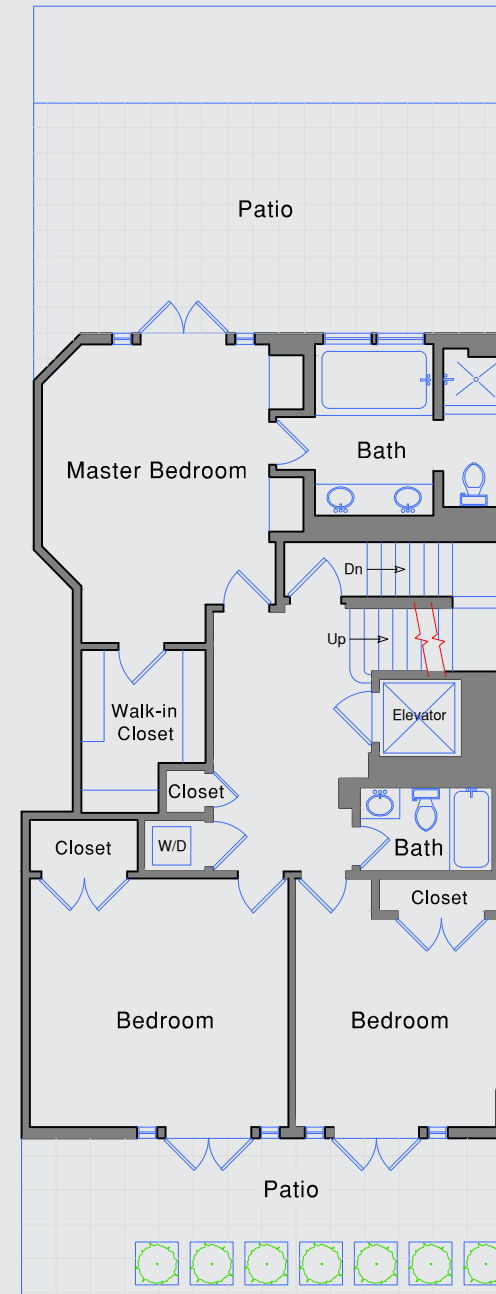




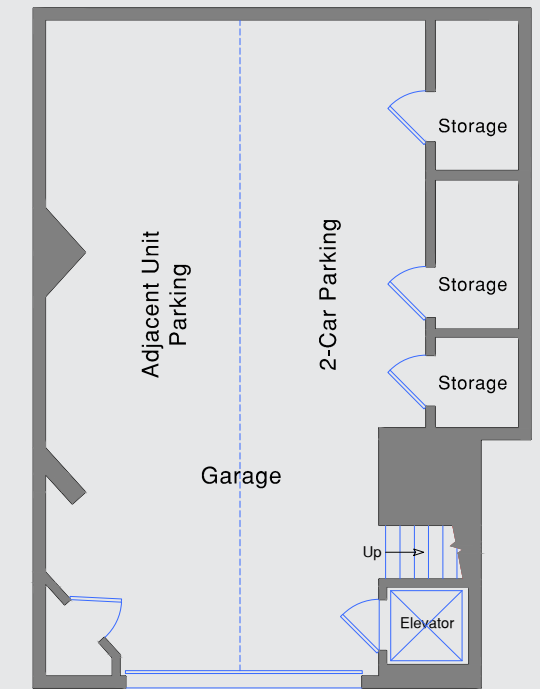
FLOOR PLANS:



Main Level



Lower Level



Garage



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