

1750

TAYLOR STREET

Proudly presented by:

MALIN GIDDINGS

415.531.5033

MAX ARMOUR

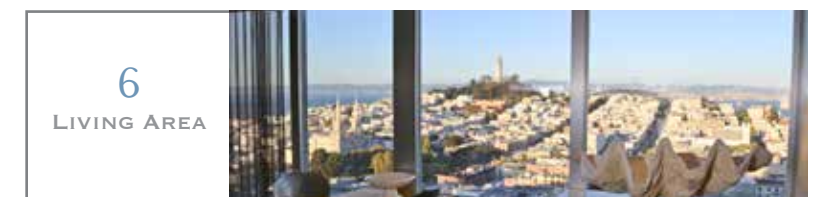
415.290.6058



1750 Taylor Street, #203

RUSSIAN HILL
View Apartment in the Royal Towers

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OVERVIEW:

Offered at \$2,995,000

San Francisco is known for its views and so is 1750 Taylor. This building is situated on the eastern slope of historic Russian Hill just above North Beach. Unit #203 offers unobstructed, expansive views of the Bay, Alcatraz, Downtown, Nob Hill and the Bay Bridge. With a renovated, contemporary open floor plan, the views can be enjoyed from all the entertaining spaces. The interiors are tastefully decorated by Myra Hoefer. There is a walk-out terrace, 2 bedrooms and 2 baths, 2 car parking and a customized media area. Additional features include: a fireplace, hardwood floors, custom lighting, motorized shades, a built-in sound system, and three separate storage areas.

ABSTRACT

- Contemporary, renovated unit with views from Alcatraz to Downtown
- Two bedrooms, 2 baths
- Open living room/dining area with fireplace
- Walk-out terrace off living room
- Cook's kitchen with marble countertops
- Master bedroom with his and her closets
- Media area with surround sound & built-in seating
- Hardwood floors, custom lighting, motorized shades and built-in sound system
- Two car parking, separate storage & laundry
- Doorman building, heated pool, gym, large view party room with terrace for entertaining
- HOA dues: \$1,738.12/month

THE FLOOR PLAN:

As one enters the property there is a customized media area with surround-sound and built in seating. This leads into the open Living/Dining Room which offers sweeping views. Large sliding glass doors open to a walkout terrace.

The remodeled eat-in Kitchen has an elegant cook top, built-in oven, Sub-Zero refrigerator, dishwasher and granite countertops. The custom cabinets with plenty of storage gives the kitchen an elegant blend of sleek design and functionality.

The view Master Bedroom enjoys his and her closets, discrete built-ins, antique closet doors and a sunny south exposure. The Master Bathroom offers a zen experience with beautiful stone work, double sinks, generous tub and separate shower.

The view Guest Bedroom has a built-in office and an en-suite bathroom.

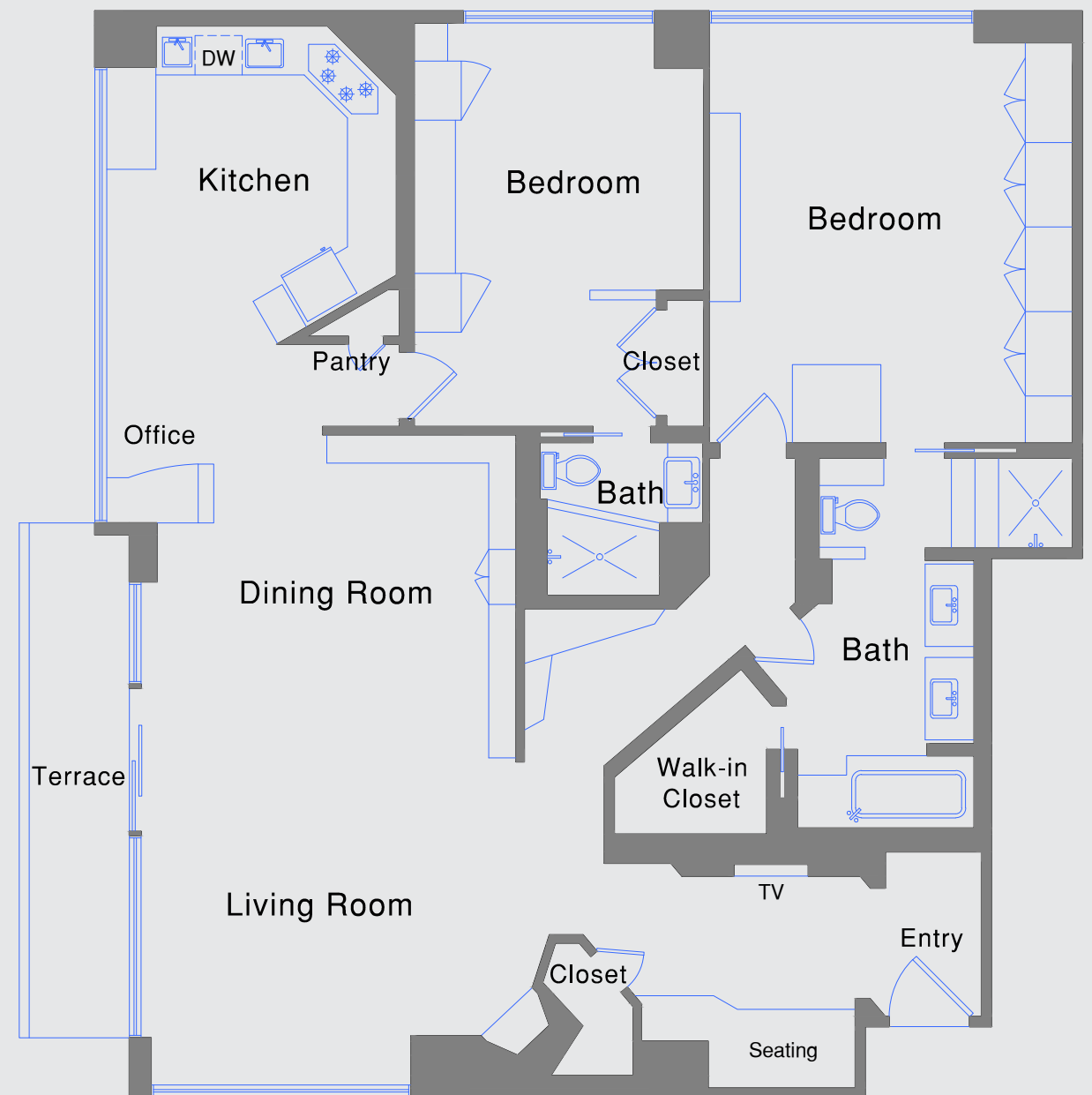


OTHER: _____

- HOA dues: \$1,738.12/month
- Property is located in a cooperative apartment building; sale is subject to Board approval.
- Property taxes will be reassessed upon the sale to approximately 1.1718% of the purchase price.
- Disclosure Package, including CC&Rs, available on request and should be reviewed prior to submitting any offer to purchase the property



FLOOR PLAN: _____







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