

Millennium Tower

301 MISSION STREET, NO. 51B



Presented by:

Monica Pauli

Your Key to San Francisco™

Top 1% Nationwide Realtor

Office: 415.229.1338

Cell: 415.902.9502

email: monica@monicaslist.com

DRE #01309178



MILLENNIUM TOWER



Offered at \$7,850,000

The Millennium Tower has been recently named by Worth Magazine among the “Top Ten Residential Buildings in the World”. Designed by the renowned firm of Handel Architects, LLP, the distinctive tower with translucent faceted glass planes and signature blue lighting of the “scalene” angled roof line is readily recognized from the spectacular Bay Bridge approach to the City.

Apartment No. 51B is one of the choice Grand Residences in the Tower.

Its orientation provides splendid views of the iconic bridge Bay Bridge by day and its romantic ‘string of pearls’ and the glittering lights of Financial District and SOMA high rises at night. The ever-changing colors of the water and sky, along with the traversing of ships and sailboats provide a lively yet tranquil view of City living at its finest from the 51st floor.

ABSTRACT

- Tower complex completed in 2009
- 60 residential stories in height
- Concierge, valet & security services
- 2 bedroom, 2.5 bath unit
- Living/dining room
- Gourmet kitchen/breakfast area
- Media/Library Room
- Temperature controlled wine room
- Custom lighting and fixtures
- Mechanical Shades
- Audio-video system included, containing, among other things, surround sound in the living room along with an in-wall flat panel TV
- In-unit laundry & ample storage
- Deeded parking – (2 car side by side in one of the better garage locations, including the option of self-parking or valet parking; this arrangement is unique to select units in the Millennium Tower)
- Deeded storage
- Tax records indicate 3315 sq. ft.





Description of the Apartment:

The owner has collaborated with the exceptional firms of Regan Bice Architects and Black Mountain Construction in the design and execution of this truly exquisite City home.

The FOYER introduces the tranquil contemporary ambience of the apartment.

Wonderful natural light fills the spacious LIVING/DINING ROOM, with its expansive picture windows, tall doorways and 10' ceiling height. Handsome soft grey-stained 7-inch European plank flooring and stone slab windowsills contrast the gallery-like walls of stark white horizontal paneling - a perfect backdrop for a fine collection of art and sculpture.

Seamless floor to wall transitions highlights both the first class workmanship and the contemporary nature of the building

The similarly finished MEDIA ROOM/LIBRARY with custom built-in OFFICE wall system looks out to the Financial District towers.

The custom view, eat-in KITCHEN includes all new installations (with the exception of select appliances that came with the original unit but that have never been used). The streamlined, highly efficient storage and food preparation spaces are ideal for both gourmet cook and caterer.

Features include:

- Ample custom cabinets, stone countertops & island
- 4 burner gas stove with grill & griddle, professional ventilator
- Subzero refrigerator/freezer & wine cooler
- 2 Miele dishwashers
- 2 sinks

Off the Foyer is the Master Hall to the very private and spacious MASTER SUITE with Bay Bridge and south bay views.

The luxurious view MASTER BATH features honed natural stone and tile surrounds, a deep spa tub, sand blasted glass enclosures for the double shower and WC, handsome double vanity with mirror-TV and ample custom storage.

In addition to the closet system just off the master bath, there is a spacious walk-in dressing area ready to be customized to the new buyer's needs. A second means of egress from the unit to the hallway has been transformed into a large storage area – a rarity in high-rise living.

Off the Foyer is the Secondary Hall with designer POWDER ROOM and temperature controlled WINE ROOM with 600+ bottle capacity.

The second BEDROOM looks out to the Financial District's office and hotel high rises. A tiled FULL BATH with shower over tub adjoins.

A LAUNDRY ROOM with washer/dryer completes the floor plan of this wonderful apartment.



- Monthly HOA dues: \$1,560.38
- Deeded parking spaces: Nos. 201 & 202
- Monthly parking fee per space: \$190.00
- Additional storage space: B1-D

MILLENNIUM OWNERS CLUB LEVEL AMENITIES

- 21,500 sq ft of exclusive common area facilities
- Indoor 75 ft competition lap pool & expansive outdoor terrace
- Wine tasting room & cellar with owner wine locker
- Bar and lounge
- 5,500 sq ft Sports Club/LA fitness center
- Children's play & crafts room

Michael Mina's RN74 Restaurant at ground floor level.



www.millenniumtowersf.com

www.WorthMagazine.com Top Ten Residential Buildings in the World

www.SFGate.com On the Block: SF's Millennium Tower is a Top 10

Taxes: Currently expected to be 1.1718% of the purchase price. To be reassessed upon sale.

Note: Prospective buyers are advised to review the Disclosure Package on file with the listing agent prior to making an offer.

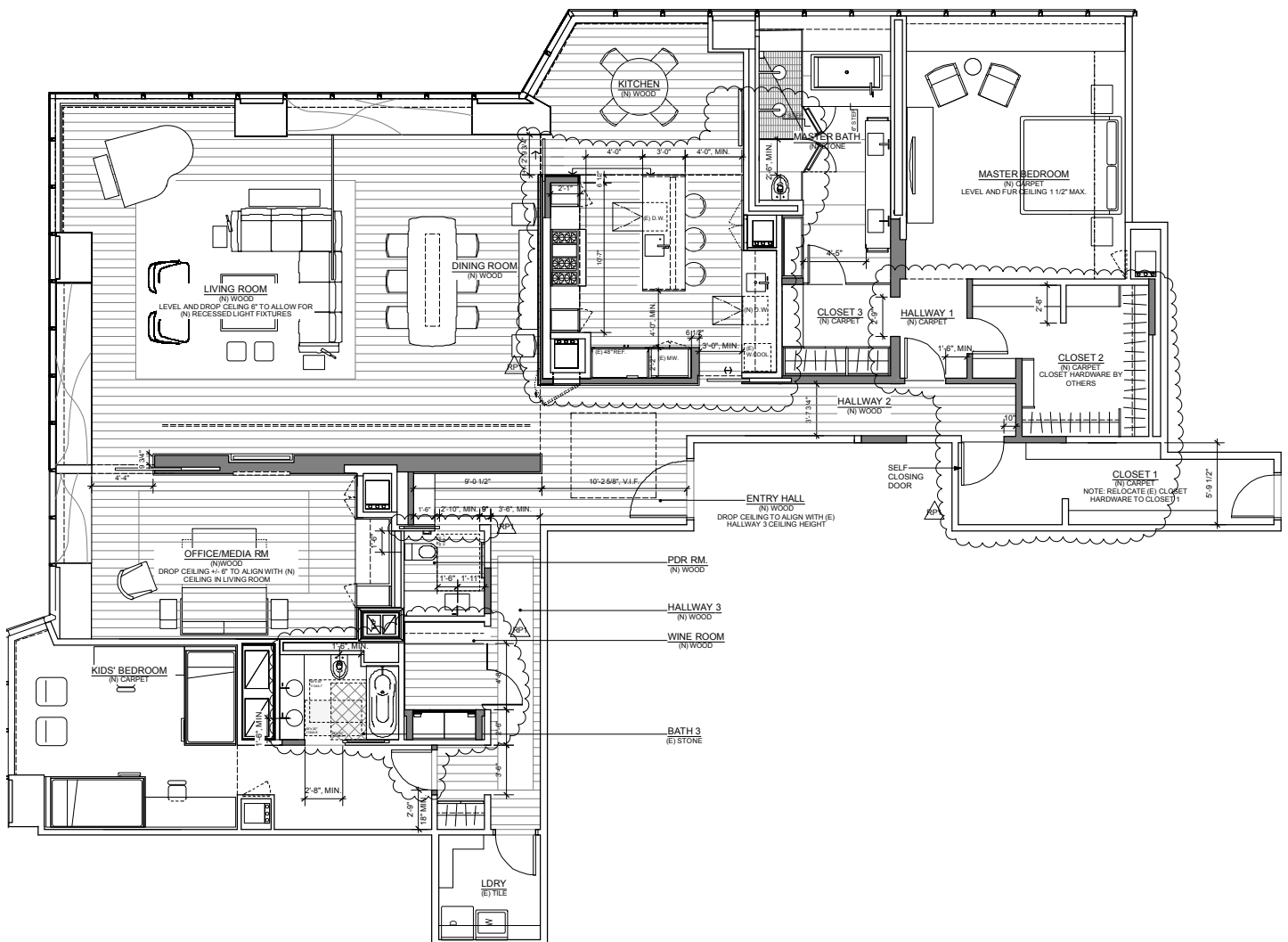
Floor Plan:

301 Mission Street, No. 51B



Floor Plan with furnitures:

301 Mission Street, No. 51B







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1699 VAN NESS AVENUE SAN FRANCISCO, CA 94109 · 415.474.1750 · 415.771.1264 FAX

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