

# 840

POWELL STREET

Proudly presented by:

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840 Powell Street, #103

**NOB HILL**  
Classic San Francisco Condominium

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## OVERVIEW:

### Offered at \$2,795,000

No. 840 Powell Street is situated on prestigious Nob Hill for luxurious City living in the midst of a thriving and exciting urban environment. It is but a stone's throw to Huntington Park's world renowned Big Four hotels, fine dining, neighborhood bistros and Grace Cathedral. Take an easy stroll or cable car ride to Union Square, the Financial District, North Beach, the Embarcadero's Ferry Plaza Market and Fisherman's Wharf.

The designs of CONRAD ALFRED MEUSSDORFFER (1871-1945), "architect of choice for the City's most luxurious apartment buildings", have withstood the test of time and trends in the City- ever more desirable even amidst the current crop of high rise developments in SOMA. The timeless Beaux-Arts influence is seen in his many projects, among them, the most prestigious addresses at 840 Powell, 2500 Steiner and 2006 Washington Streets.

The exquisite wrought iron and glass canopy at 840 Powell welcomes guests to the lobby entrance with tall arched mirrors reflecting the crystal chandelier to infinity. Multiple pairs of mahogany pilasters, mirrors and brass sconces complement the classic black, grey and white marble checkered floor.

## ABSTRACT

- Built in 1914
- Living room with fireplace
- Formal dining room
- Sitting alcove
- Gourmet kitchen
- 3 bedrooms. 2.5 baths
- Laundry room
- 2 parking space(s)
- Doorman/security
- Resident manager



## THE FLOOR PLAN:

The Beaux-Arts theme continues in the beautifully proportioned rooms of the apartment with deep crown and picture moldings, wide doorways framed by Doric columns and rounded window bays. Professional art lighting is installed throughout for the owner's exquisite collection.

The ENTRY HALL is a virtual art gallery housing contemporary art and dramatic sculptures.

The gracious LIVING ROOM features a coffered ceiling, contemporary stone fireplace and built-in bookcase. The rounded bay looks out to the striking landscaped garden covered in river stones. A contemporary fountain is surrounded by planter boxes housing perennials and border greens.

French doors open to the formal DINING ROOM for elegant dining. A contemporary chandelier and four brass wall sconces provide elegant lighting.



A charming SITTING ALCOVE is accessed from both the living and dining rooms and overlooks the garden below.

The very striking Art Deco KITCHEN with mirrored breakfast area features "Ferrari" yellow enameled cabinets, taupe stone countertops and built-in bar with glass display. Top of the line appliances include: Thermador infrared cooktop, Sub-Zero refrigerator/freezer, Circular microwave/convection oven and Maytag dishwasher.

The LAUNDRY ROOM with stacked washer/dryer and additional storage.





## THE FLOOR PLAN: \_\_\_\_\_

The BEDROOM WING provides complete privacy. Off the hall is the designer POWDER ROOM with pedestal sink, guest closet and ample storage.

The luxurious MASTER SUITE contains a tranquil BEDROOM with rounded bay and partial view. The bay view takes in Telegraph Hill and Financial District high rises in the distance. A cozy SOLARIUM off the master bedroom has tranquil outlooks over the gardens and fountain below. An elegantly draped DRESSING ROOM with abundant closet space provides a classic setting for the most elegant wardrobe collection.

The MASTER BATH features marble surrounds, mirrored double vanity with custom fixtures, deep soaking tub and glass enclosed shower.

The second BEDROOM with built-in bookcase has an adjoining BATH with shower and onyx vanity.

The spacious third BEDROOM or LIBRARY features a beamed ceiling, built-in wall system, four handsome brass sconces and beamed ceiling.



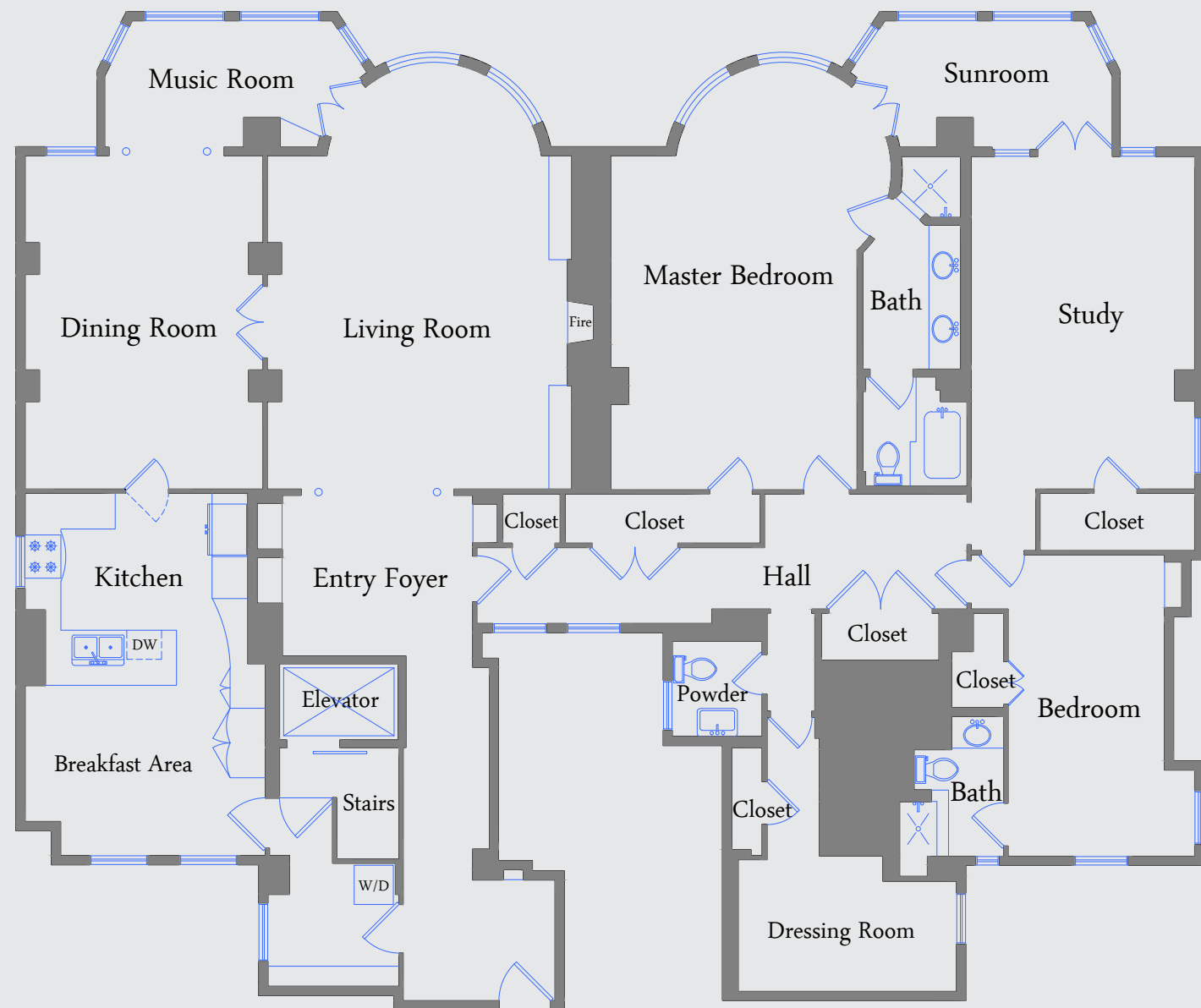
## OTHER: \_\_\_\_\_

- Link: [www.bayareaarchitects.org](http://www.bayareaarchitects.org) – Conrad A. Mussedorffer
- Exclusions from the sale of the real property:
- HOA dues: \$1,715.00/month
- Property taxes will be reassessed upon the sale to approximately 1.1691% 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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