

*Russian Hill*  
945  
GREEN  
STREET

Proudly presented by:

**MALIN GIDDINGS**

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**MAX ARMOUR**





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945 Green Street

RUSSIAN HILL  
Classic View Cooperative Apartment

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## Overview:

Offered at \$6,900,000

The 945 Green Street cooperative apartment house, one of the most desirable residential buildings in the City, is situated in a quiet cul-de-sac atop prestigious Russian Hill.

Enjoy the impressive iconic bay and City views from almost every room with memorable outlooks spanning the Transamerica building and downtown, Alcatraz Island and Coit Tower, landmark Nob Hill hotels and Grace Cathedral. The dazzling City lights of the Financial District enhance the stunning vistas. Located just one floor below the penthouse, this is a rare find of a full floor large apartment with memorable vistas.

### ABSTRACT

- Built in 1928
- 4 bedrooms, 4.5 bathrooms
- Formal living room/fireplace
- Formal dining room
- Kitchen/breakfast area
- Sitting room/library
- In-unit laundry room
- Staff quarters & 1.5 baths
- Doorman/security 7am to midnight daily
- Two assigned parking spaces & ample guest parking
- Additional storage

## Entertaining Rooms:

The apartment features expansive public rooms for grand scale entertaining and a very private bedroom wing. Beautiful architectural finishes, high ceilings, deep crown molding, designer and recessed lighting enhance the rooms.

Enter the private elevator VESTIBULE with marble inlay to the elegant CENTER HALL.

The oversized LIVING ROOM with fireplace features a striking Art Moderne ceiling that echoes the period of the 1920s-30s. Multiple picture windows take in the expansive north and east bay views. A built-in wall system houses objects d'art, books and sound system.

The focus of the cozy LIBRARY ALCOVE is Alcatraz Island. Decorative columns and statuary accent the corners.

The spacious view DINING ROOM with gorgeous box-beamed ceiling provides an elegant setting for dining on a large scale.

The spacious, view KITCHEN with breakfast area is ideal for the cook and caterer. A pantry is handy for extra storage. Lovely breakfast area overlooking water views.





## Bedrooms:

The private hall leads to the MASTER SUITE which enjoys east and south views from Coit Tower to Nob Hill. The luxurious MASTER BATH features an all onyx surround, spa tub and bidet.

A custom DRESSING ROOM with ample wardrobe and accessories storage completes the master suite.

Three view BEDROOMS, each with adjoining marble spa BATHS comfortably accommodate family members and house guests. One of the bedrooms presently serves as a media room.

A STAFF ROOM, BATH and extra half bath are located in the service hall, along with the spacious LAUNDRY ROOM with washer/dryer & sink.



## Other:

- Prior to any offer, prospective Buyers are advised to review the Property Disclosure Package, including the Corporation documentation. All sales are subject to Board approval.
- Unit No. 11 holds 9.346% or 665 of 7,115 shares of the 945 Green Street Corporation.
- Two assigned parking spaces and additional storage.
- Monthly maintenance fee of \$4,034.73 includes on-site personnel, common area maintenance, gas for steam heat & hot water, refuse collection, bulk channel via DirecTV, common area insurance (property liability, directors/officers insurance and workers compensation).
- Taxes will be reassessed upon the sale to approximately 1.1718% of the purchase price.



# Floor Plan:





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