

301 Mission Street 54A

Millennium Tower

301 MISSION STREET, NO. 54A

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
- 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.

Links to visit:

www.millenniumtowersf.com

www.WorthMagazine.com

Top Ten Residential Buildings in the World

www.SFGate.com

On the Block: SF's Millenium Tower is a Top 10

Presented by:

Monica Pauli

Your Key to San Francisco™

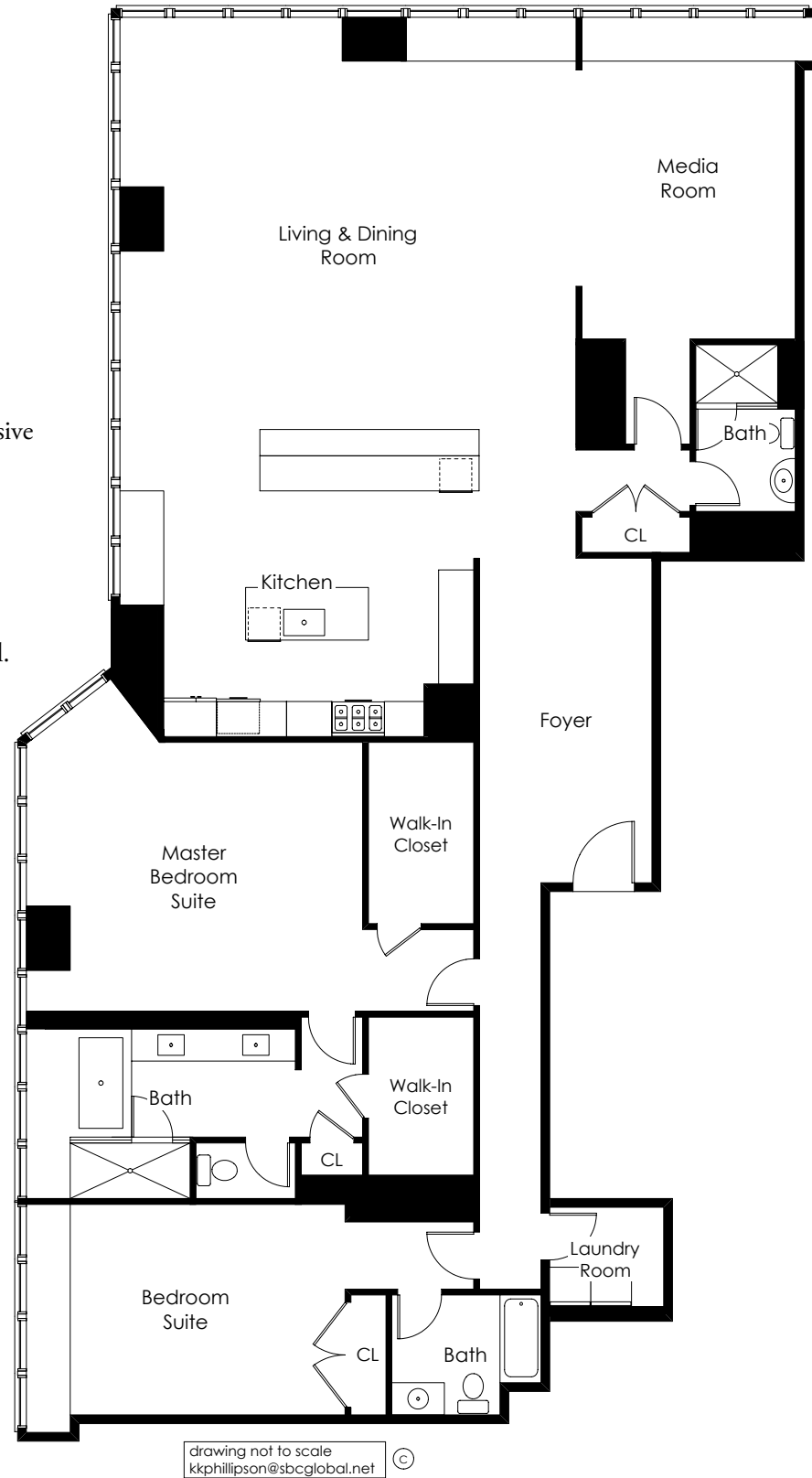
Top 1% Nationwide Realtor

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drawing not to scale
kkphillipson@sbcglobal.net ©



Offered at: \$4,950,000

www.monicaslist.com

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.

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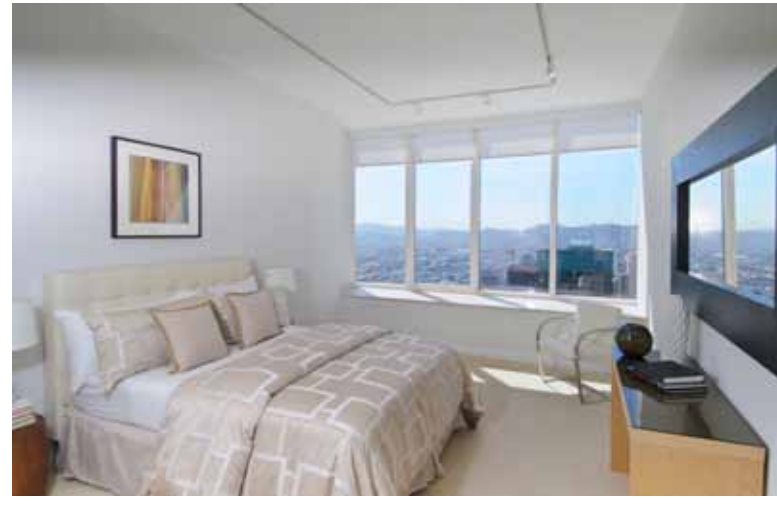




Millennium Tower

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. 54A is located on the north/west tier of the Tower’s Grand Residences. Its orientation provides Golden Gate Bridge, Financial District views and City lights at night. The ever-changing colors of the sky provide a lively yet tranquil canvass of urban living at its finest from the 54th floor.



Abstract

- Tower complex completed in 2009
- 60 residential stories in height
- Concierge, valet & security services
- 2 bedroom, + Media/Library, 3 bath unit
- Reconfigured open public spaces include living/dining room, designer kitchen with bar seating & office/media room
- Custom lighting and fixtures
- In-unit laundry & ample storage
- Deeded parking space No. 244 -TWO CAR TANDEM
- Tax records indicate 2706 sq ft
- Construction done by Black Mountain
- Wine locker for 54A on club level

Description of the Apartment

The owner has collaborated with Black Mountain Construction to artfully reconfigured the original floor plan resulting in light and airy open areas for today’s lifestyle of informal entertaining and comfortable living.

The FOYER introduces the tranquil contemporary ambience of the apartment. Its expansive gallery wall space and dark hardwood flooring provide a perfect setting for a fine art collection.

Abundant natural light fills the spacious LIVING/DINING ROOM with its tall windows and ceiling height. VIEWS OF Golden Gate BRIDGE & TRANSAMERICA BUILDING.

The spacious all-new fully-equipped KITCHEN has been completely reconfigured with an expansive marble bar counter which opens to the Living/Dining Room. The ample counter and island prep space, custom cabinetry, uppers with glass fronts and name appliances will satisfy both the gourmet cook and caterer.

Off the Living/Dining Room is the open MEDIA ROOM; convenient pocket doors provide privacy for an at-home office or for the occasional house guest. This was the THIRD BEDROOM. A FULL BATHROOM is off the Media Room.

The Bedroom Hall leads to the very private and spacious MASTER BEDROOM with City views.



The luxurious marble MASTER BATH features a deep spa tub, separate shower and handsome double vanity. A spacious walk-in dressing room adjoins.

The second BEDROOM has an adjoining tiled FULL BATH with shower over tub. A LAUNDRY ROOM with washer/dryer completes the floor plan.

Other

- Monthly HOA dues: \$1485.20
- Monthly parking fee: \$380.00
- Additional storage space: B1-D
- Black Mountain Construction renovation of Kitchen and Third bedroom

