

Designer-Renovated Russian Hill Co-Op Bay View Apartment



1080 Chestnut Street #7D
Offered at: \$1,187,500

Cross Street: Larkin Street
MLS #366460
www.1080Chestnut7D.com

Built: 1961
Source: SF county tax records

- Picturesque North & South Views!
North—SF Bay, Alcatraz & Angel Island
South—Russian Hill & San Francisco
- Large Bedroom w/Walk-In Closet
- 1.5 Luxurious Baths
- Spacious View Living Room
- Sunny Dining Area
- Stylish Kitchen w/Breakfast Bar
- Integrated Multi-Media System
- 1 Car Garage Parking
- Full-Service Building



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Preliminary Escrow #3461308:
First American Title Co.
Kallie Castro • (415) 563-2206

Disclosure Documents:
Call (415) 321-4233 for on-line access info or hard-copy package

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Offices on Lombard Street,
Union Street and 24th Street

HILL & CO.
REAL ESTATE
www.hill-co.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt the accuracy, but we do not guarantee it. The prospective buyer should carefully verify the above terms of income and expense and all other information contained herein.

1080 Chestnut Street #7D

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This luxurious, designer-renovated view apartment has it all! Picturesque north views of San Francisco Bay, Aquatic Park, Alcatraz, Angel Island and the North Bay plus south City views from the Transamerica Pyramid to Twin Peaks. Fully renovated with designer touches and finishes throughout. Well-located in one of the City's most prestigious, full-service Stock Cooperatives. Perfect as a full-time residence or pied-a-terre.

An entry hall opens to the spacious living room and dining area. One immediately notices the many designer touches throughout the home: mahogany stained oak wood floors, Lutron dimmable recessed lights, custom maple wood cabinetry and built-ins, fully-integrated multi-media system with Bose components and audio in each room, motorized shades on north and south windows plus much, much more! Floor-to-ceiling windows in the living room showcase beautiful north views of San Francisco Bay and beyond. The room also provides access to a small walk-out view balcony.



The dining area and stylish kitchen are drenched in natural light from large south-facing windows that offer big City views. The kitchen is a delight! Featured are stainless steel appliances, pot filler faucet, glass tiled backsplash, CaesarStone countertops and breakfast bar with custom hanging light fixtures. Appliances include a Bosch dishwasher and Dacor range, oven and hood.



The large bedroom suite features translucent glass doors framed in mahogany stained oak wood that lead to the main living areas, the walk-in closet and en-suite full bath. Also featured are translucent windows between the bedroom and shower room. The bedroom is completed with a built-in desk with CaesarStone countertop and a stylish leather accent wall. The walk-in closet includes a built-in California Closet system and all-in-one clothes washer/dryer (a large common-area laundry room is also located in the building).

The en-suite spa-like full bath is so inviting, you may never want to leave! Featured is a floating vanity with CaesarStone countertop, two sinks and drawers with built-in electrical outlets, Terrazzo flooring and a large limestone shower room with glass tile surround, dual shower heads, six body jets and a built-in CaesarStone shower bench. For your guests, a stylish powder room is located off the entry hall.



An assigned garage space and additional storage complete this apartment.

1080 Chestnut Street is a full-service Stock Cooperative. Dues are \$1,156 per month and pay for PG&E, water, refuse & recycling, satellite TV, full-time doorman, resident manager, common area and building maintenance as well as janitorial/maintenance service staff.

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FLOOR PLAN: BEFORE...



FLOOR PLAN: ...AFTER

1080 CHESTNUT STREET, APT. #7D



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