

1125 Shrader Street at Parnassus

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BED/BATHS 2 Bedroom/1 Bath
SQUARE FEET 1312 Sq.ft. (per tax records)
PRICE \$749,000

- 2 Bedrooms & 1 Bath
- Formal Dining Room
- Eat-in Kitchen
- Sun Room/Office
- Hardwood floors throughout
- Shared garden
- Two car garage
- \$150 HOA Dues
- Walk to Cole Valley



Neighborhood:

One block from the heart of Cole Valley, this charming Edwardian full floor condominium is the lower unit in a 2 unit building. Cole Valley, one of San Francisco's most desirable neighborhoods is home to fine restaurants like Eos and Zazie and is a short walk to Haight Ashbury. The J Train, which runs along Carl Street, creates an easy commute to downtown San Francisco.

The Space:

The private entranceway leads up a small flight of stairs to the entry landing and hallway.

At the front of the condo are the Living and Formal Dining Rooms, both with bay windows overlooking the quiet tree lined street and plantation shutters. The Living Room features a wood burning fireplace. Both rooms have coved ceilings and recessed lighting.

The bright eat-in kitchen with gas range is accessed from the hall and the Dining Room. It features plenty of counter and cabinet space, as well as built-in speakers for a stereo system.

Along the hallway are two large closets, the washer and dryer tucked away in a separate closet and a split bathroom with tub and warming towel rack.

To the rear of the condo are the two bedrooms. The first bedroom has built-in bookcases and cabinets. The Master Bedroom overlooks the garden and has a walk-in closet as well as a separate Sun Room/office alcove with built-in bookcases and cabinets.

The Building:

This unit has two car tandem parking in the private garage as well as a large storage unit. The large garden with patio and a palm tree is accessed from the garage and is shared with the upper unit.



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