

1800 Bryant, #209 at 17th Street

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BED/BATHS 1 Bedroom/2 Baths
SQUARE FEET 962 Sq.ft. (per tax records)
PRICE \$565,000

- 1 Bedroom & 2 Baths
- Live/work loft
- Cherry Hardwood Floors
- Stainless Steel Kitchen appliances
- Front loading washer & dryer
- Common courtyard with barbecues
- One car garage
- \$240.13 HOA Dues
- Easy access to Downtown, Rts 280 & 101



Neighborhood:

Located between the Mission and Potrero Hill, "Media Gulch" is San Francisco's arts and media district and a mecca for the creative and inventive. This six block neighborhood is home to art and architecture studios, multi-media businesses, small stage theaters, live/work lofts, cafes, and some of the city's most loved restaurants, like Slow Club, Blowfish Sushi, Universal Cafe and Circolo. With its wide streets, light traffic, easy parking and walking distance to a new Safeway supermarket and 24 hour fitness club, Media Gulch has attracted the attention of home buyers who want urban amenities with neighborhood character!

The Space:

This 1 Bedroom/2 Bathroom live/work loft enjoys fantastic amenities with sharp modern design. The lower level consists of a large Living/Dining Room with a 16 foot ceiling and floor to ceiling windows, a large Kitchen, a full bathroom and a front loading washer and dryer within a closet under the staircase. Gorgeous cherry hardwood flooring is throughout the first floor. The Kitchen, which is

open to the Living/Dining Room, features stainless steel appliances, stone countertops and cherry cabinetry.

The bedroom overlooks the Living area from the mezzanine level and is carpeted for comfort.

The unit is wired to the latest standards with two sets of 4-pair category-5 wiring for high speed phone and data lines, two RJ6 cables wires, and is DSL ready for high-speed internet connectivity.

The Building:

Franklin Square Lofts is a 48 unit modern industrial style loft building. The one car deeded parking is within the building and accessed by the stainless steel elevator. A common courtyard with Mexican tiles, water fountains and barbecues is shared by the residents of the building.

Low HOA dues of \$240.13 include water, garbage, building maintenance and insurance.



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t // 415_401_9966
e // Payton@PaytonsList.com
i // www.PaytonsList.com

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