
Pacific Heights Park Avenue Apartment



Address: 2111 Franklin Street, #3 (Corner of Jackson Street)

Price: \$1,150,000

Abstract: A condominium featuring two master suites, den/media room (third bedroom), gallery entry and foyer, living room with wood burning fireplace, formal dining room, gourmet kitchen, one + car parking and storage.

Description: As seen in the June 2000 Northern California Home and Design Magazine, this is an exceptional property with beautiful style and attention to detail throughout. This light-filled condominium occupies the majority of the third floor of this stunning 1922 French Colonial 10-unit elevator building. Located within easy walking distance of Union, Polk and Fillmore Street shops and restaurants, it offers urban charm and amenities.

- Statement Continued on Reverse -

Payton Stiewe
415.401.9966
www.PaytonsList.com

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Description Continued:

As you enter this building, the first thing one notices is the grandeur and the upkeep of this exceptional building with its marble lobby and wood paneled elevator. On the third floor, the hall foyer is inviting and shared with only one other owner.

The homes gallery entry hall and foyer creates a feeling of Park Avenue from the moment you enter with discrete low voltage spot lighting for artwork, crown moldings and baseboards trimmed in white to accent the Ralph Lauren Jodhpur colored walls.

As you reach the foyer at the end of the gallery hallway, the den / media room (previously a third bedroom) is immediately to the left. The room offers two east-facing windows, hardwood floors, built in surround sound speakers and low voltage art lighting. The built in entertainment center keeps the home theatre hidden from view and offers ample shelf space for books and storage.

The grand living room has five south and east facing windows. The room offers beautiful crown moldings, hardwood floors, four wall light sconces, recessed low voltage art lighting, volume control for stereo and a wood burning fireplace.

The living room opens to the formal dining room through double French doors (currently downstairs in storage), which is ideal for entertaining. An artist has treated the walls in a deep red faux finish and the room offers hardwood floors, crown moldings and south facing windows. The chandelier in the dining room is excluded.

The kitchen has been luxuriously remodeled with red stained mahogany cabinets, granite countertops, a six-burner Viking range, *Thermador* double oven, dishwasher, garbage disposal, and built-in refrigerator with icemaker in the door. All the appliances are stainless steel. There are hardwood floors, recessed and under counter lighting, built in speakers and volume control, and a south-facing window. In addition there is a built in bar area with a large wine refrigerator, granite counter and glass front cabinet.

The Master Suite is ideally situated away from the public rooms to the left as you enter the home. This large bedroom has wall-to-wall wool sisal carpeting over hardwood floors, built in bookcases on either side of the bed and built in speakers with volume control. The three windows facing east offer great morning light. There are two large closets, one walk-in and the other adjacent to the master bathroom complete with custom wood cabinetry including built in wardrobe with deep drawers, shelves, cabinets and a large shoe rack. The master bathroom is appointed with marble tile, a stall shower, pedestal sink, built-in speaker and volume control, and deep storage closet.

The second master suite also features wall-to-wall wool sisal carpeting, large closets, and bathroom with shower over Jacuzzi tub. There is a greenhouse window in the shower / bath area. The room has marble tiles and a deep storage closet.

Additional amenities for this unit include an alarm system, built-in document wall safe, two car parking (tandem hydraulic car lift), and additional exclusive storage in the garage.

Association Fees:

\$390.00 per month includes water, heat, and building maintenance.

Note:

The owner is a California Licensed Real Estate Broker. The CC & R's state that current owners in the building have first right of refusal on the purchase of any unit.