

## WELCOME TO 2958 BUSH STREET @ PRESIDIO AVENUE

Sophisticated contemporary townhouse that feels like a single family home. A beautiful shingled facade welcomes you to this stunning 3 bedroom, 2 bath loft-style townhouse on three levels (approximately 2,061 sq. ft.). This modern condominium features an open gourmet kitchen, formal living room and dining area, 2 wood burning fireplaces, city view terraces, soaring ceilings, dark hardwood floors, ample closet space, a garden perfect for outdoor entertaining and a 3 car garage with abundant storage. Expansive walls provide the perfect canvas to display your art collection.

This unique property is centrally located in Lower Pacific Heights, within walking distance to Laurel Village/Sacramento Street shops, restaurants, grocery stores and chic boutiques/antique stores.

A beautiful shingled facade welcomes you to this stunning 3 bedroom, 2 bath loft-style townhouse on three levels (approximately 2,061 sq. ft.). This modern condominium features an open gourmet kitchen, formal living room and dining area, 2 wood burning fireplaces, city view terraces, soaring ceilings, dark hardwood floors, ample closet space, a garden perfect for outdoor entertaining and a 3 car garage plus abundant storage. Additional features include recessed lighting, in-wall speaker system in living room, in-ceiling speakers in master bathroom, Hunter Douglas window treatments throughout and video intercoms on all levels. Expansive walls provide the perfect canvas to display your art collection

**Sotheby's**  
INTERNATIONAL REALTY

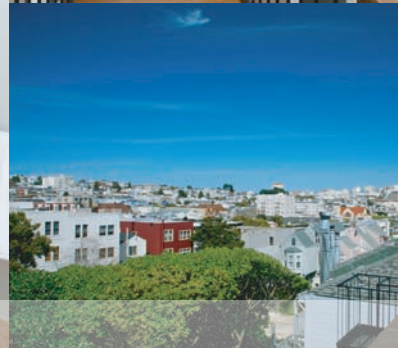
Operated by Sotheby's International Realty, Inc.  
Sotheby's International Realty does not guarantee  
the accuracy of square footage or other information.



MASTER BEDROOM



MASTER BATH



MASTER BATH

LINDA S GORDON PRESENTS 2958 BUSH STREET

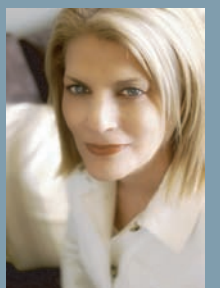


## STUNNING ARCHITECTURALLY DESIGNED 3-LEVEL TOWNHOUSE

Sophisticated contemporary townhouse that feels like a single family home. Located in Lower Pacific Heights within walking distance to Laurel Village/Sacramento Street shops. | [www.2958bush.com](http://www.2958bush.com)

LINDA S  
GORDON  
signature of style

DRE#01207031  
415.602.1471  
[Sold@Linda-Gordon.com](mailto:Sold@Linda-Gordon.com)  
[LindaGordon.com](http://LindaGordon.com)





MAIN LEVEL -

LIVING ROOM - DINING ROOM - GOURMET KITCHEN - DECK

- Spacious formal living room with wood burning fireplace and dramatic floor-to-ceiling French doors
- Formal dining area illuminated by generous skylight
- Striking gourmet kitchen (remodeled in 2010) showcasing gorgeous Walker Zanger backsplash tiles, handsome soft-closing Belmont cabinets and drawers, sleek Caesarstone countertops, Viking range/hood, Miele dishwasher, Samsung stainless steel refrigerator, wall-mounted flat-screen TV and Hansgrohe fixtures
- Kitchen island includes seating ledge, cabinets for extra storage and an in-shelf microwave
- French doors in kitchen open to a private deck (with retractable screen door) leading to an outdoor brick patio yard - BBQ and entertain!

SECOND LEVEL -

TWO BEDROOMS - ONE BATH - LAUNDRY

- Two spacious carpeted bedrooms (for guests or an office) with built-in closets
- Recessed lighting in both bedrooms
- Full bath including shower over tub, pedestal sink and Toto commode with soft-close
- Newly built-out laundry closet with LG large capacity front-load steam washer and dryer

UPPER LEVEL -

MASTER SUITE - TERRACE WITH CITY VIEWS

- Fabulous full floor master suite
- Master bedroom with wood burning fireplace, Hunter Douglas blinds, 2 closets and recessed lighting
- Front and rear terraces with spectacular city skyline views
- Luxurious master bath features Jacuzzi Pure Air spa tub, steam shower with built-in bench, daisy and hand-held shower heads, Grohe fixtures, stone counter tops, in-ceiling speaker system, wall-mounted flat-screen television and Toto commode with soft-close
- Additional walk-in closet with in-wall safe

ADDITIONAL UPGRADES

- CAT-5 & CAT-6 wiring throughout house
- Upgraded Lutron light switches
- Finished garage with epoxy flooring fits 3 cars plus extra storage
- Aiphone video intercom system on each level
- 3 flat screen TVs - Living Room, Kitchen, Master Bath

HOA Dues: \$250.00 per month



GUEST ROOM - OFFICE



SECOND BATHROOM



SECOND BEDROOM



GOURMET KITCHEN



LIVING ROOM



DINING AREA

2958 BUSH STREET

www.2958bush.com

LINDA S  
GORDON  
signature of style

