

CHARMING RUSSIAN HILL CONDOMINIUM SPECTACULAR ROOFTOP VIEW TERRACE



2033 LEAVENWORTH STREET, UNIT A | OFFERED AT \$1,195,000

This sophisticated luxury condominium in sought-after Russian Hill combines style, character, and great curb appeal. Approximately 1,599 square feet, this spacious condo has beautiful hardwood floors, crown moldings, bay windows, and high ceilings throughout. A generous living room with traditional bay window, formal dining room, and chef's kitchen invite entertaining on any scale. The flagstone patio just off the kitchen, as well as a common rooftop terrace with iconic Russian Hill views, makes this home ideal for indoor/outdoor living. The home's personal attributes include 2 bedrooms, 2 full bathrooms, in-unit laundry area, ample storage, plus garage parking for one vehicle.

Situated in a premier Russian Hill location, this home has a walk score of 92 making it a "walker's paradise" and a transit score of 90 – a "rider's paradise." And the best of City living is close at hand with fine restaurants, neighborhood cafes, and boutique shopping within blocks.

- **Main-level condominium** in a circa 1925 building on Russian Hill
- **2 bedrooms** and **2 bathrooms** with approximately 1,599 square feet
- Beautifully **updated and remodeled**, including hardwood floors and crown moldings throughout, new paint, and plantation shutters
- Elegant and spacious **living room** with traditional bay window
- **Formal dining room** and adjoining butler's pantry
- Sizable **chef's kitchen** has abundant custom cabinetry topped with leathered granite counters and quality stainless steel appliances, including a gas range
- An inviting **flagstone patio** opens from the kitchen through French doors
- Lovely **master bedroom suite** has a bay window, ample closet space, and large **en suite bath** with bidet, makeup vanity, and tub with overhead shower
- **Second bedroom**, with a customized walk-in closet in the hallway, is served by a **full bath** with granite-topped, dual-sink vanity and separate room with tub and over head shower
- In-unit **stacked washer/dryer** plus common laundry adjacent to the garage
- Deeded storage and underground **garage parking** with one assigned space
- Common **rooftop terrace** with sweeping views across the City and Bay
- Premier **Russian Hill location** surrounded by famous landmarks, including Lombard Street, cable cars, Coit Tower, Fisherman's Wharf, North Beach, and views out to the Bay, Marin County, and the Bay Bridge
- **Walk Score** of 92 and **Transit Score** of 90
- **Monthly HOA** fee of \$530.12

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