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**Sotheby's**  
INTERNATIONAL REALTY

# 2205 SACRAMENTO STREET #301

STYLISH PACIFIC HEIGHTS CONDOMINIUM

OFFERED AT \$1,350,000

**Sotheby's**  
INTERNATIONAL REALTY





## STYLISH PACIFIC HEIGHTS CONDOMINIUM

**CONTEMPORARY | EXQUISITE | CONDOMINIUM - A SLEEK REMODELED RESIDENCE LOCATED IN THE HEART OF THE CITY'S PRESTIGIOUS NEIGHBORHOOD PACIFIC HEIGHTS. A DRAMATIC AND RARE EXAMPLE OF CLASSIC EXTERIOR ARCHITECTURE MERGED WITH CONTEMPORARY INTERIOR INFLUENCE. BUILT IN 1908, A16-RESIDENT BOUTIQUE BUILDING DESIGNED BY NOTED ARCHITECT CONRAD MEUSSDORFFER. THE CONDOMINIUM HAS RECENTLY BEEN FULLY REMODELED TO REFLECT A CASUAL CHIC HIGH-END STYLE WITH LUXURY AMENITIES. FEATURING TWO BEDROOMS, 1 FULL BATH, 1 HALF BATH, FORMAL ENTRY, FORMAL LIVING ROOM WITH MARBLE SURROUND DECORATIVE FIREPLACE, AN ENTERTAINMENT DINING ROOM LEADING INTO THE NEW KITCHEN – A WONDERFUL OPEN FLOOR PLAN. GREY-TONE REFINISHED HARDWOOD FLOORS, RECESSED LIGHTING, AND DESIGNER TOUCHES THROUGHOUT. THIS IS A PERFECT HOME FOR ENTERTAINING AND EVERYDAY LIVING WITH AVANT-GARDE LEVEL OF SOPHISTICATION.**

**SITUATED IN PRIME PACIFIC HEIGHTS AND ONLY A FEW BLOCKS TO FAMOUS FILLMORE STREET. THIS INCREDIBLE LOCATION BOASTS A MYRIAD OF CULTURAL, DINING, ENTERTAINMENT, SHOPPING, AND EXCELLENT OUTDOOR RECREATIONAL ACTIVITIES WITH LAFAYETTE PARK RIGHT ACROSS THE STREET. IN ADDITION, CENTRALLY LOCATED OFFERING MUNI RIGHT OUT YOUR FRONT DOOR. 97 WALKER'S PARADISE | 90 RIDER'S PARADISE.**

### FEATURES:

- FORMAL ENTRY - LARGE CLOSET
- LIVING ROOM - MARBLE SURROUND FIREPLACE
- ENTERTAINMENT DINING ROOM - OPEN AND INVITING FOR DINNER PARTIES
- REMODELED CHEF'S KITCHEN STRIKING QUARTZ COUNTER TOPS WITH DESIGNER BACK SPLASH AND PENINSULA, VIKING RANGE/REFRIGERATOR, MICROWAVE, ABUNDANT CABINETRY, SLIDE-OUT PANTRY, SLEEK HARDWARE, RECESSED LIGHTING
- TWO BEDROOMS – FLOODED WITH SOUTHERN LIGHT
- MASTER SUITE - NEWLY REMODELED HALF BATH AND LARGE BEDROOM CLOSET
- SECOND BEDROOM - ADJACENT FULL BATH
- TWO ADDITIONAL HALLWAY CLOSETS
- GLEAMING HONED-GREY NEWLY REFINISHED HARDWOOD FLOORS THROUGHOUT
- DESIGNER LIGHTING WITH A SMASHING CHIC DINING ROOM LIGHT FIXTURE
- NEW DOORS WITH NEW HARDWARE
- PANTRY/UTILITY (NEXT TO KITCHEN) PROVIDES GREAT SPACE FOR WASHER/DRYER IN THE FUTURE OR FOR ADDITIONAL PANTRY SPACE
- NEST SMOKE/CARBON
- COMPLIMENTARY LAUNDRY IN THE BUILDING
- LARGE DEEDED STORAGE UNIT
- COMMON OUTDOOR AREA FOR THE RESIDENTS
- ONE CAR LEASED SECURED AND COVERED PARKING ACROSS THE STREET - \$400/MONTH
- HOA: \$585.00 INCLUDING BUILDING MAINTENANCE, INSURANCE, PROFESSIONAL MANAGEMENT, GARDENER AND PROFESSIONAL CLEANING SERVICE FOR COMMON AREAS.
- NEW STATE-OF-THE-ART VIDEO INTERCOM & NEST THERMOSTAT/SMOKE/CARBON

**[WWW.PACIFICHEIGHTSSTYLISHCONDO.COM](http://WWW.PACIFICHEIGHTSSTYLISHCONDO.COM)**

