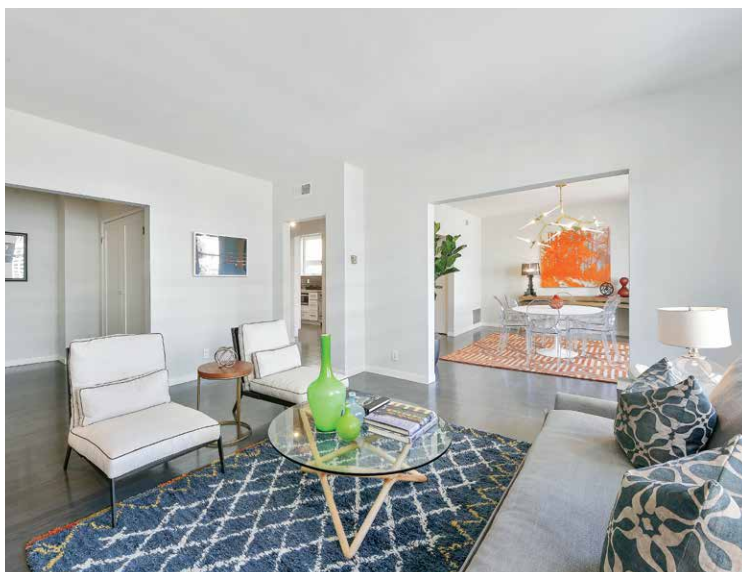


# HOLLYWOOD STYLE REDESIGN CHIC PACIFIC HEIGHTS CONDOMINIUM



2205 SACRAMENTO STREET #301 | OFFERED AT \$1,350,000

**Contemporary | Exquisite | Condominium** – a sleek remodeled residence with a Hollywood Hills style 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, a 16-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 decorative 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
- **Pantry/Utility** (next to kitchen) provides great space for washer/dryer or for additional pantry
- **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
- NEST smoke/carbon, NEST Thermostat
- 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

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