



4

BEDROOMS

3

FULL BATHROOMS

1

PARTIAL BATHROOM

New York Style Curated Art View Penthouse

46 States Street, San Francisco, CA 94114

\$3,295,000

Built in 2001, 46 States Street was created by well-known interior designer Robert Miller for his own home. He created an extraordinary living experience, replete with unique and bespoke features and lovely built-in elements that make optimal use of the unit's ample space and gorgeous views. The residence is located in the sought-after Corona Heights neighborhood, with an elevated location that offers stunning vistas of the cityscape. The condo is beautifully laid out for both ease of living and delightful entertaining. It has a magical garden with a built-in fountain by renowned sculptor Archie Held; two terraces overlooking a 180-degree northern exposure from the Bay to Twin Peaks; and a new AV system that includes a media room with surround sound and the ability to play music on every floor.

MAIN LEVEL: Entrance onto a welcoming foyer. This level has two bedrooms, each with its own full bathroom and walk-in closet. There is a large media room, which could serve as a fourth bedroom, that has floor-to-ceiling bookcases and a beautifully designed built-in theater-style television, including surround sound. The media room provides an entertainment hub for family nights and/or casual entertaining.

SECOND LEVEL: There is a dramatic formal dining room with beautiful built-in cupboards and designer lighting. It opens onto the garden, with its multilevel trees and flowers, bubbling fountain, and patio for outside drinks or dining. At the other end of the floor is a very large formal living room, with a gas-lit fireplace and slate-tiled terrace that offers a spectacular view of San Francisco. The rooms are connected by a hallway on one side, with a private elevator to the garage, and a chef's kitchen on the other side. The kitchen, which has abundant storage space and a large pantry, includes a Sub-Zero refrigerator/freezer, a Viking six-top stove and oven, and plentiful counterspace.



UPPER LEVEL: The upper level features a large primary bedroom with a private terrace, en suite bathroom, private dressing room, and large walk-in closet. At the end of the hall is an office overlooking the garden, with views of the city and a built-in desk and book cases. The large windows provide amazing views, as well as abundant natural light. In the evening, the moon rises directly out the window; in the morning, you can watch the sun rise over the Bay and city. There is another floor to ceiling book-case at the top of the stairs. The ensuite spa exclusive bathroom is directly connected to the bedroom, with high-quality fixtures and finishes, including a bathtub with jet-streams, a spa shower, double sinks, and elegant tiling. The standout feature of this upper-level primary ensuite is the private tiled terrace, which provides a lovely place to enjoy coffee or a drink, with incredible views of the city, Bay, and surrounding areas.

Parking: With two designated parking spaces, residents and guests have convenient access to parking within the property. The garage also includes ample storage space.

Elevator: Access from the garage directly into the residence.

HOA: Pet friendly. HOA is self-managed.

Square Feet Total: 3,105± sq.ft., 920± outdoor space (2 terraces/garden) - Open House Drafting, Tax Records 2,879± sq.ft.

Walk Score: 99



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