

Gracious Mansion-Like View Condominium in Pacific Heights



2170 Pacific Avenue
List Price: \$2,995,000

Cross Street: Buchanan Street
MLS #364637
www.2170PacificAve.com

Built: circa 1900
Source: SF county tax records

- 3 Bedroom Suites ...including...
- Master Bedroom Suite w/Decorative Fireplace & Bay Views
- 3.5 Remodeled Baths
- Formal Living Room w/Decorative Fireplace
- Formal Dining Room w/Wood-Burning Fireplace
- Music Room w/Decorative Fireplace
- Remodeled Chef's Eat-In Kitchen
- Library *plus* Separate Office
- Deeded Private Rear Garden & Deck
- Deeded 1 Car Garage Parking *plus* 1 Car Leased Parking

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Preliminary Escrow #2937582:
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Disclosure Documents:
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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt the accuracy, but we do not guarantee it. The prospective buyer should carefully verify the above terms of income and expense and all other information contained herein.

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ABSTRACT

3 bedrooms, 3.5 remodeled baths, music room, formal living room, formal dining room, library, gourmet chef's eat-in kitchen, office, 4 fireplaces (3 decorative and 1 wood-burning), deeded rear garden and deck, deeded 1 car side-by-side garage parking with storage and 1 leased parking space at 2171 Pacific Avenue.

DESCRIPTION

Magnificent! This is truly a one-of-a-kind house-like condominium that offers luxurious formal rooms with incomparable style! Incredible details include a Tiffany-style stained glass dome, some African mahogany wood paneling and African oak wood paneling, beautiful refinished hardwood floors with inlays, coffered ceilings, gracious chandeliers and wall sconces, custom silk window coverings, 3 decorative and 1 wood-burning fireplace – each with beautifully carved mantels, built-in book shelves and much, much more!

Entry Level

The entry hall opens onto the magnificent formal living room with rich, beautiful wood paneling, floors and ceiling. This room features a large decorative fireplace. Just off the living room is the music room with direct access to a walk-out front deck. This room also has a decorative fireplace and showcases an exceptional plaster detailed ceiling and large wood columns. Also off the living room is a cozy library with African mahogany wood paneling with inlays and beautiful built-ins with glass fronts.

Towards the rear of this level is the gracious formal dining room, spacious gourmet chef's eat-in kitchen and guest bedroom with private en-suite bath. The formal dining room features a wood-burning fireplace, beautiful African oak wood paneling and two built-in side boards – one on each side of the fireplace. The kitchen is a chef's dream with beautiful marble tiled floors, granite countertops, two islands and an entire wall of floor-to-ceiling wood cabinets with glass fronts. It boasts many top-of-the-line appliances including a Bosch dishwasher, new Thermador Professional double oven and six-burner gas range with grill plate and a new vent hood. A powder room and laundry closet complete this floor.

Rear Garden

Both the formal dining room and the kitchen look out upon – and the kitchen offers direct access to – the beautiful, newly landscaped rear garden and deck. This incredible oasis is deeded for exclusive use by the owner of this condominium. Enjoy beautiful stone work, wood decks and night “spot lighting” and “ambiance lighting” – perfect for outdoor entertaining!



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Top Level

A grand staircase leads to the top floor landing that enjoys natural light from a magnificent Tiffany-style stained-glass dome! The top level offers two bedroom suites – each with views of the Bay, Alcatraz and the North Bay – as well as remodeled en-suite baths! The spacious master bedroom suite with large walk-in closet/dressing room showcases the home's fourth decorative fireplace with beautiful mantle and honey-comb marble tile surround. The remodeled master bath features a luxurious soaking tub (with over-head shower) and honey-comb marble tile surround and floor. The second bedroom's private en-suite bath offers a stall shower and stone tile surround and floors. A home office with custom built-ins completes this floor.



Details

Deeded to this condominium is one car parking in the building garage as well as additional storage in the garage. A second parking space is currently leased across the street at 2171 Pacific Avenue for \$275 per month. Other features of this home include a security system and pre-wiring for audio in the kitchen, dining room, living room and rear garden with the base station located in the dining room.

NOTES

Homeowners' Association Dues

Homeowners' Association dues are \$335 per month, paid quarterly. Dues are used for water, garbage & recycling as well as building insurance.

Exclusions

Excluded from the sale of this condominium is the chandelier in the living room and wall scones in the music room.

