



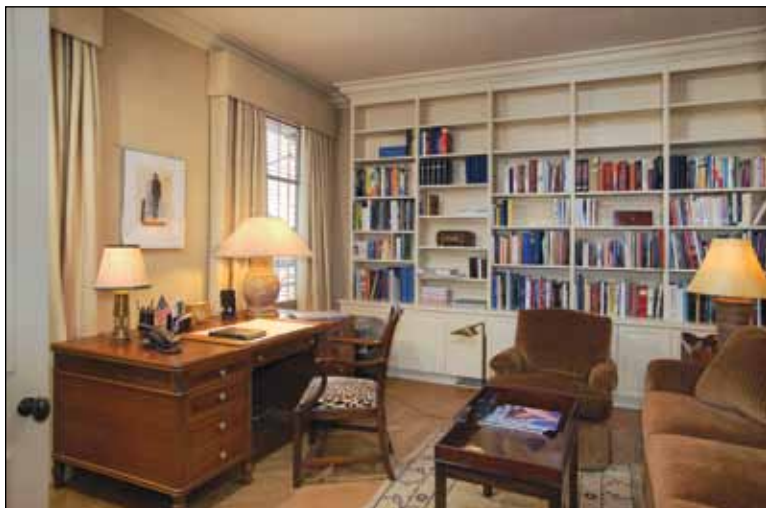
945 GREEN STREET, #7, SAN FRANCISCO  
LANDMARK RUSSIAN HILL BUILDING WITH STUNNING VIEWS





A landmark at the summit of Russian Hill, 945 Green Street is a commanding building privately positioned at the end of a cul-de-sac and one of San Francisco's most exclusive and desirable classic cooperative buildings. Built by San Francisco socialite and railroad heir Templeton Crocker in 1928, the building was designed by noted architectural firm Quandt and Bos who also designed 1940 Broadway, 1960 Broadway, and 2555 Larkin Street. Residence #7, renovated in 1983 by Michael Taylor, encompasses the entire seventh floor offering breathtaking views across the City from every vantage point. Entrance to the building is through a secure, classically designed lobby befitting the elaborate architectural detail that embellishes the ornate and distinguished exterior. A mahogany paneled elevator arrives at a private vestibule at the home's entrance. Inside, rich details unfold with fine hardwood flooring and layers of crown moldings, high ceilings, and strategically placed art lighting. Expansive windows, many with interior shutters, pivot to open to the fresh air and provide an uninterrupted display of San Francisco's iconic landmarks such as Alcatraz and Angel Islands, the Transamerica Building, Coit Tower, and the Bay Bridge.





The graceful floor plan of approximately 4,000 square feet features elegant formal entertaining spaces, an intimate sitting room with designer appointments, a handsome library, and a chef's kitchen with butler's pantry and breakfast area. Personal accommodations are comprised of a luxurious master suite with two full baths plus two additional bedrooms, each with en suite bath, and all with glorious views. Property amenities at 945 Green Street include covered parking for two vehicles plus a staffed entrance from 7 am to midnight daily. Completing the appeal of this most desirable co-op is its premier location within easy reach of all the City has to offer – shopping and excellent restaurants, entertainment, cable cars, and charming “stairway streets.”

## Summary of the Home

- One of San Francisco's premier residential buildings atop Russian Hill at the end of a cul-de-sac
- Circa 1928 building with architecture by Quandt & Bos, built by Templeton Crocker
- Full-floor cooperative with 3 bedrooms and 4 bathrooms
- Approximately 4,000 square feet of living space
- Panoramic views on every side of the residence spanning San Francisco landmarks, Alcatraz and Angel Islands, the Bay Bridge, and city skylines
- Direct elevator access to a private vestibule plus service elevator
- Grand formal living and dining rooms, sitting room, library, and kitchen with butler's pantry and breakfast area
- Master bedroom suite with two full baths, adjacent second suite, plus third suite near the kitchen
- Two assigned covered parking spaces and ample guest parking
- Private storage room with two windows
- Staffed lobby from 7 a.m. to midnight daily
- Monthly maintenance fee of \$3,609.89 includes on-site personnel with resident manager, common area maintenance, gas for steam heat & hot water, refuse collection, DirecTV, and common area insurance
- All sales are subject to approval by the Board of Directors of the Cooperative Homeowner's Association

Offered at \$7,000,000

For additional photos please visit: [www.945Green7.com](http://www.945Green7.com)



Current scaffolding removed from some photos; actual views may be temporarily obscured. The information contained herein, including square footage or acreage, has been provided, by various sources which may include the seller, public records, MLS or others. Pacific Union has not verified or investigated the accuracy of this information. Prospective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property. Photography by Vince Valdes. ©Marketing Designs, Inc. 650.802.0888 • marketingdesigns.net

