



475 ARKANSAS STREET, SAN FRANCISCO
SOPHISTICATION AT THE TOP OF POTRERO HILL





With a superb position at the top of Potrero Hill, this remodeled single-family home has views of the San Francisco skyline and is just blocks to fine shops, cafes, and some of the best restaurants in the City. Updated just last year, the home presents sophisticated designer style, incorporating fine hardwood floors in every room, custom cabinetry, and recessed lighting. The 3-bedroom, 2-bath floor plan is exceptionally bright and light with numerous French doors opening to inviting decks that span the home on each level. Adding to the amenities are a gourmet kitchen, heated bathroom floor, and luxurious master suite. With a sought-after location, nearby top-rated schools, a walk score of 83, and a transit score of 73, this special home combines convenience and style for City living.



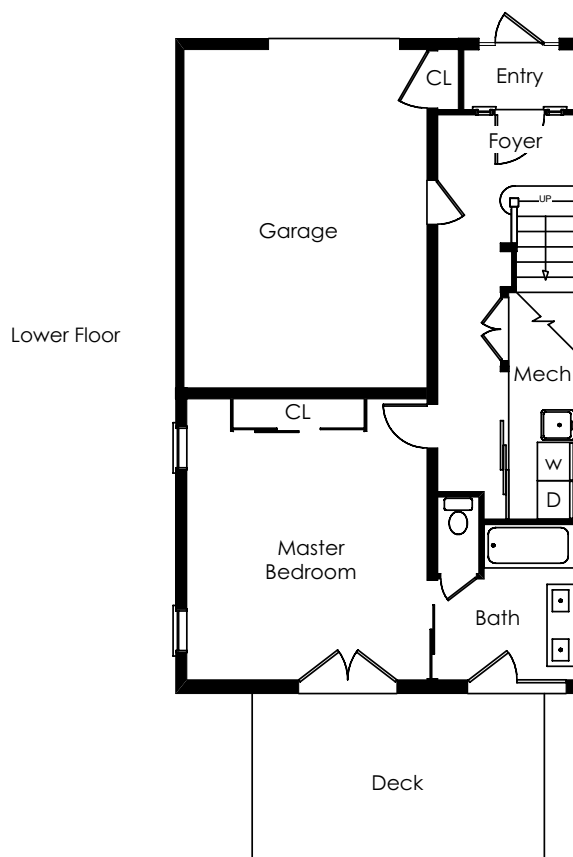
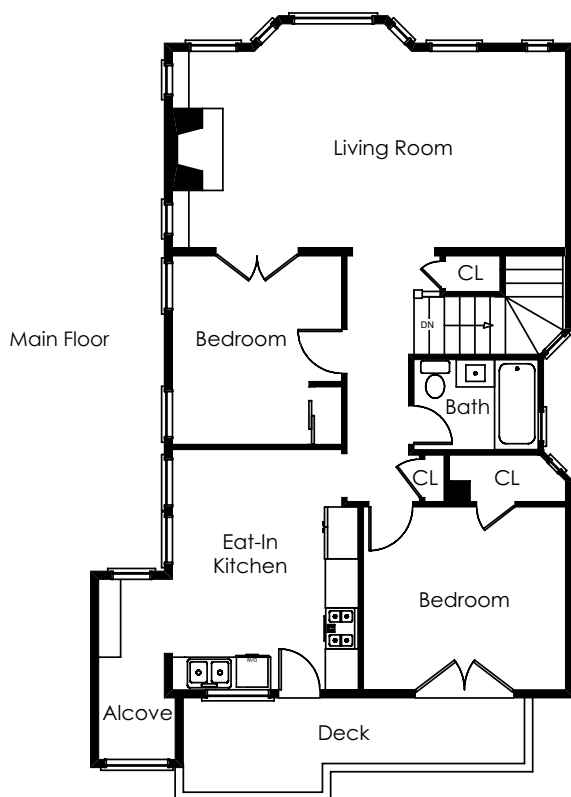


Summary of the Home

- Remodeled, two-level, single-family home
- Superb location at the top of Potrero Hill with City views, top-rated schools, and just blocks to cafes, shops, and some of the finest restaurants in San Francisco
- 3 bedrooms and 2 baths including a newly remodeled, luxurious master suite
- Beautiful hardwood floors throughout
- Secure pedestrian gate shelters the beveled edge glass front door; an all-wood staircase ascends to the upstairs main living areas and two of the three bedrooms
- Spacious living/dining room has built-in library shelves and a wall of windows looking north to the iconic San Francisco skyline
- Stylishly remodeled kitchen, with casual dining area, is finished with custom cabinetry topped with Caesarstone counters; an adjoining alcove provides additional cabinetry
- Stainless steel appliances include a Kenmore gas range plus a Bosch microwave, dishwasher, and refrigerator; the dual-compartment sink has filtered water
- Ideal for an office, bedroom 1 is accessed through true divided light French doors in the living room and the hallway; a closet provides storage
- Bedroom 2 has a large closet and French doors to the rear deck that spans the home
- Handsomely remodeled bathroom features heated floors, finished in travertine tiles, a Caesarstone-topped vanity, and tub with overhead shower
- Privately located lower-level master bedroom suite has a fully customized closet concealed with opaque glass and mirrored sliding doors; French doors open to a deck and a rock garden that comprises the rear yard
- Luxurious en suite master bath is finished in travertine with Caesarstone dual-sink vanity, tub with overhead shower, opaque glass privacy door for commode, plus French doors to the rear deck
- Oversized one-car garage with finished walls
- Concealed laundry area with sink in hallway with opaque sliding glass
- Potential for rooftop deck

Offered at \$1,695,000

For additional photos please visit: www.475Arkansas.com



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