



2211 BRODERICK STREET #2, SAN FRANCISCO

STYLISHLY REMODELED PACIFIC HEIGHTS CONDOMINIUM

In the heart of Pacific Heights, this condominium home is perfect for starting out, downsizing, or as a pied-à-terre for City living. The one-story residence, one of just six in a circa 1915 building, is stylishly remodeled and filled with natural light from south-

and west-facing windows and French doors to two private patios. Garage parking adds the ultimate convenience, plus boutique shopping and dining are just a 10-minute walk away to Fillmore and Union Streets. The best of City living awaits!





Summary of the Home

- Beautifully remodeled Pacific Heights condominium in a 6-unit building
- 1 bedroom and 1 bath with approximately 961 square feet
- Secure lobby entrance, garage parking for one car, and common laundry area
- Gorgeous hardwood floors with inlaid feature strips throughout
- Spacious living room with private balcony and adjoining flexible room, open to the kitchen, ideal for a formal dining room or office
- Remodeled chef's kitchen with cherry wood cabinetry, granite slab counters, and stainless steel appliances; ample room for dining plus French doors to a private slate patio
- Large bedroom with deep closet plus fully customized hall closet
- Remodeled marble bathroom with frameless glass shower for two
- Just 2 blocks to Alta Plaza Park, 4 blocks to the Lyon Street steps for fitness, and a 10-minute walk to Fillmore and Union Streets for boutique shopping and dining
- Homeowners Association dues of \$285/month includes water, garbage, building insurance, maintenance, reserves, and PG&E for the common areas

Offered at \$925,000

For additional photos please visit:

www.2211Broderick2.com

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