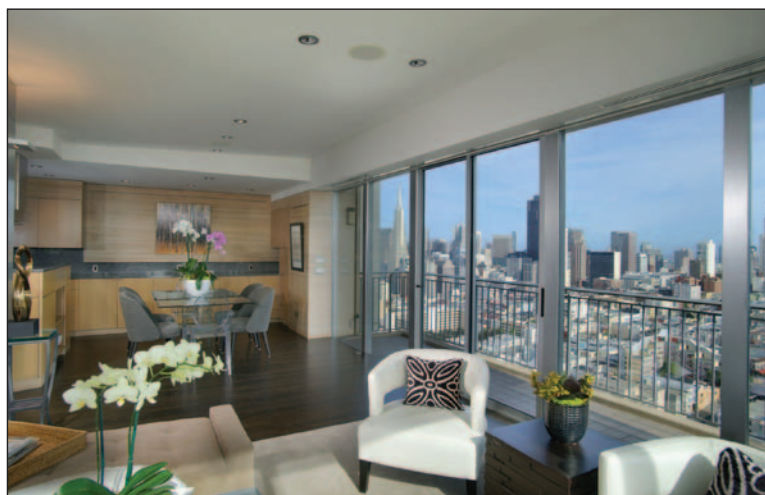




1750 TAYLOR STREET #1202, SAN FRANCISCO  
RENOVATED, ONE-OF-A-KIND CONDOMINIUM  
WITH BREATHTAKING VIEWS



A landmark on the summit of Russian Hill, the Royal Towers building is a commanding presence steeped with an array of on-site amenities for luxurious living. Residence 1202 has been transformed by renowned architect Cass Calder Smith into a sophisticated, open concept floor plan that takes full advantage of world-class views across the City, Bay, and out to the Golden Gate Bridge. Edge-of-the-world vertical panes of glass – in the living areas and both bedrooms – extend all the way to the floor for a seamless connection to the outdoors. An observation balcony spans one side of the residence for fresh air, close-up enjoyment of the dramatic views of downtown San Francisco.





The one-of-a-kind residence is designed with oak floors and walls in rift cut white oak with a horizontal grain that contrasts with the vertical grain veneer of the kitchen cabinetry. Granite slab and stainless steel add to the minimalist, clean-lined design and imbedded steel tracks on the paneled walls add subtle functionality for hanging fine art. This highly desirable residence has 2 bedrooms, one currently customized as an office, and 2 luxuriously appointed bathrooms. Adding the finishing touches at this sought-after address are the lifestyle amenities the Royal Towers has to offer. A state-of-the-art gym with sauna and outdoor heated pool provide a "no excuses" healthy standard of living right at your doorstep while the 24-hour staffed entrance and secure garage parking provide peace of mind.



## At a Glance

- Landmark Royal Towers building atop Russian Hill with full service amenities
- Entirely renovated and reconfigured 12th floor condominium residence
- Architectural design by Cass Calder Smith, CCS Architecture, San Francisco
- 2 bedrooms and 2 bathrooms
- Sweeping views of Russian Hill, Nob Hill, and the financial district and partial views of the Bay and Golden Gate Bridge
- Oak floors and walls of horizontal, rift-cut white oak panels are introduced in the foyer and continue into the kitchen, hallways, and master bedroom; narrow steel tracks are strategically imbedded to accommodate art display
- Open concept floor plan integrates living, dining, and kitchen in one space, all oriented to the views through floor-to-ceiling windows on two entire walls; sliding glass doors open to a private observation balcony
- Kitchen and dining room cabinetry veneered in vertically grained white oak with granite slab counters; an 18-foot counter with full-height backsplashes spans the kitchen and dining area; four translucent porcelain pendants hang above the elevated C-shaped counter that defines the kitchen workspace
- Stainless steel appliances include: Dacor electric cooktop; Miele suspended vent hood; two Dacor ovens; Bosch dishwasher; Sub-Zero refrigerator
- Master bedroom has two customized walk-in closets and a limestone finished en suite bath with shower for two and private commode room

- Second bedroom, currently customized with a wall of office cabinetry, plus a hallway bathroom with tub and overhead shower entirely finished in mosaic tiles
- Shared service hallway has a storage room plus laundry room with hookups for private washer and dryer
- Building amenities include: 24-hour staffed entrance; full-time manager; fully equipped fitness room with sauna; outdoor heated pool with retractable cover; grand salon and catering kitchen for extended entertaining space; gated garage parking for one car
- Monthly fee of \$1702.70 includes building amenities plus water, heat, building insurance, reserve fund; additionally, property tax based on assessed value is paid monthly to the HOA

Offered at \$2,295,000

For additional photos please visit: [www.1750Taylor1202.com](http://www.1750Taylor1202.com)

