

1750 TAYLOR STREET #1701, SAN FRANCISCO

SOPHISTICATED HIGH-RISE RETREAT  
WITH BREATHTAKING VIEWS

**A** landmark on the summit of Russian Hill, the Royal Towers is a commanding presence of mid-century architecture steeped with an array of amenities for luxurious living. Residence number 1701, the coveted Imperial Suite plan, has been transformed into a sophisticated sanctuary with some of the best views in all of San Francisco. Edge-of-the-world vertical panes of glass extend to the floor and open to three fresh-air observation balconies for a seamless connection to the outdoors. Picture-postcard views of seemingly 360 degrees span a panorama from the Golden Gate Bridge to the Bay Bridge, the Financial District, and beyond with San Francisco landmarks taking center stage at every turn.

Designed with espresso-hued walnut floors and woodwork, the color palette presents a striking backdrop to the remarkable views outside while neutral wall color and significant custom lighting have been carefully planned for showcasing fine art inside. Complementing the contemporary European styling are finishes of granite and matte glass tiles that combine with thick glass and polished or brushed chrome and nickel accents. Extending over approximately 3,300 square feet, this residence includes 3 bedrooms – two with an en suite bathroom plus the master suite with two individual bathrooms, and a powder room. A customized media room and handsomely appointed office/library round out the accommodations. High-tech comforts are integrated throughout, including in-ceiling speakers and McIntosh keypads.

Adding to the finishing touches at this sought-after address are the lifestyle amenities the Royal Towers has to offer. A state-of-the-art gym, sauna, and outdoor 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.

*Offered at \$7,000,000*

*Exclusive listing agent*  
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## SUMMARY OF THE HOME

- 3 bedrooms and 4.5 bathrooms
- Superb panoramic City, multiple-bridge, and water views from the 17th story of the Royal Towers building
- Windows and sliding glass doors fully extend to the floor for the utmost in unobstructed visibility
- Elegantly appointed lobby with 24-hour staffed entrance
- Approximately 3,300 square feet of living space
- Three observation balconies further expand the dimensions and provide fresh-air views
- Tremendous living and dining room ensemble with fireplace and wrap-around, focal-point views
- Handsomely appointed office or library with fireplace shared with the living room
- Granite-finished gourmet kitchen with professional-quality appliances
- Built-in casual dining area in the kitchen
- Fully customized media room
- Luxurious master bedroom suite with wrap-around views and two spa-inspired bathrooms
- Two additional bedrooms, each with views and granite-appointed en suite bathrooms
- In-ceiling speakers and McIntosh keypads throughout
- Separate laundry room
- Secondary entrance, near the laundry room, with access from the service elevator in the garage
- Main-level garage parking for 3 cars plus three nearby storage areas
- Building amenities include a fully equipped fitness room, sauna, outdoor heated pool, grand salon for extended entertaining space, and for the pampered pooch, a fenced dog run
- The Royal Towers is a Cooperative and purchase is subject to Board approval

## DETAILS OF THIS FINE RESIDENCE

### ENTRANCE

- Staffed 24 hours, automatic glass doors slide open to reveal a lavishly appointed lobby finished with vast inlaid marble and a glimmering chandelier; the lobby level continues into a grand salon suitable for functions beyond the scale of the private residence

### FOYER

- One of two lobby elevators transports you to a spacious reception area that services just three residences on the 17th floor
- Inside, a welcoming foyer introduces the neutral color palette with contrasting dark walnut floors and doors that unify the entire home; museum-quality custom lighting – the perfect illumination for fine art – begins in the foyer and extends to a central gallery that precedes the main living areas

### POWDER ROOM

- Serving the main living areas is an elegantly appointed half-bath with Kashmir granite countertop and polished chrome sink

### LIVING ROOM AND DINING ROOM ENSEMBLE

- Breathtaking, world-class views unfold in this central gathering space where vertical panels of glass wrap around the room and fully extend to the floor for a seamless transition between inside and out; the Golden Gate Bridge, Bay Bridge, Alcatraz, the Financial District, and Coit Tower take center stage amidst azure blue skies intermittently woven with banks of fog and turning into a dazzling array of shimmering lights at night; an observation balcony invites outdoor viewing
- Custom lighting remains a focus in the room with bands of uplighting rimming coffered ceiling sections and a discreet bar of light focusing on an art wall above the sleekly defined fireplace outlined in honed absolute black granite
- A formal dining area sharing this incredible space is defined by a built-in walnut buffet that enhances dinner parties with a serving counter, Sub-Zero refrigerator, and linen storage

## DETAILS OF THIS FINE RESIDENCE

### OFFICE/LIBRARY

- Finely appointed with walnut built-in bookshelves and cabinetry, this room serves as an ideal in-home office or quiet library; views of Coit Tower, the Financial District, Bay Bridge, and East Bay Hills provide inspiration, or perhaps distraction, while working, as does the two-way fireplace, shared with the living room

### KITCHEN

- Remodeled with European influence and designer style, the epicurean kitchen introduces blond cabinetry of quarter-sawn sycamore with a subtle striated pattern topped with gleaming Costa Esmeralda granite slab counters; the carefully planned arrangement of the galley design includes the chef's center to one side with a Dacor smooth-surface cooktop and overhead Broan vent hood with full granite slab backsplash, a unique gas-fired enclosed barbecue center, two Thermador ovens with a warming drawer, and a Sub-Zero refrigerator; cleanup is a breeze on the other side with a Miele dishwasher and dual-compartment sink
- A view-swept dining area beside a full expanse of glass offers the perfect spot for a quick meal or glass of wine with friends at the built-in thick glass table and seating banquettes

### MEDIA ROOM

- The ideal venue for enjoying movie nights at home, the media center with full surround sound features a wall of walnut cabinetry that integrates a defined space for a flat-screen television; an elevated platform assists in the layout of six theatre-quality chairs

### MASTER BEDROOM SUITE WITH TWO BATHS

- Positioned to take full advantage of the views with a continuation of vertical panes of glass extending across the wall and to the floor, the view from this fabulous suite spans the Golden Gate Bridge, across Marin, the East Bay and all the way to Coit Tower; sliding glass doors wrap around one corner opening to a private balcony that invites a morning yoga workout amidst the fresh air; electronically controlled drapes alter the natural light with the flick of a switch; three double-door closets conceal customized hanging space and wardrobe drawers

### MASTER BEDROOM SUITE WITH TWO BATHS *(cont'd.)*

- With spa-inspired comfort, the master suite's two beautifully renovated bathrooms each feature a vanity with polished chrome sink, contemporary wall-mounted fixtures, and white Kashmir granite; the first bathroom, includes a steam shower finished with matte glass tiles, while the second bathroom offers an additional large shower – each of which are finished with matte glass tiles in a soothing shade of lotus blue

### BEDROOM SUITE TWO

- Lined with wrap-around, floor-to-ceiling glass concealed by electronically controlled drapes, this second suite is positioned with views of the Golden Gate Bridge and The City including Nob Hill landmarks such as Grace Cathedral and the Huntington and Mark Hopkins hotels; sliding glass doors to a walk-out balcony and ample closet space are also featured
- Finished in matte glass tiles and Kashmir granite, the suite's bathroom includes a single-sink vanity and deep soaking tub with handheld European shower head

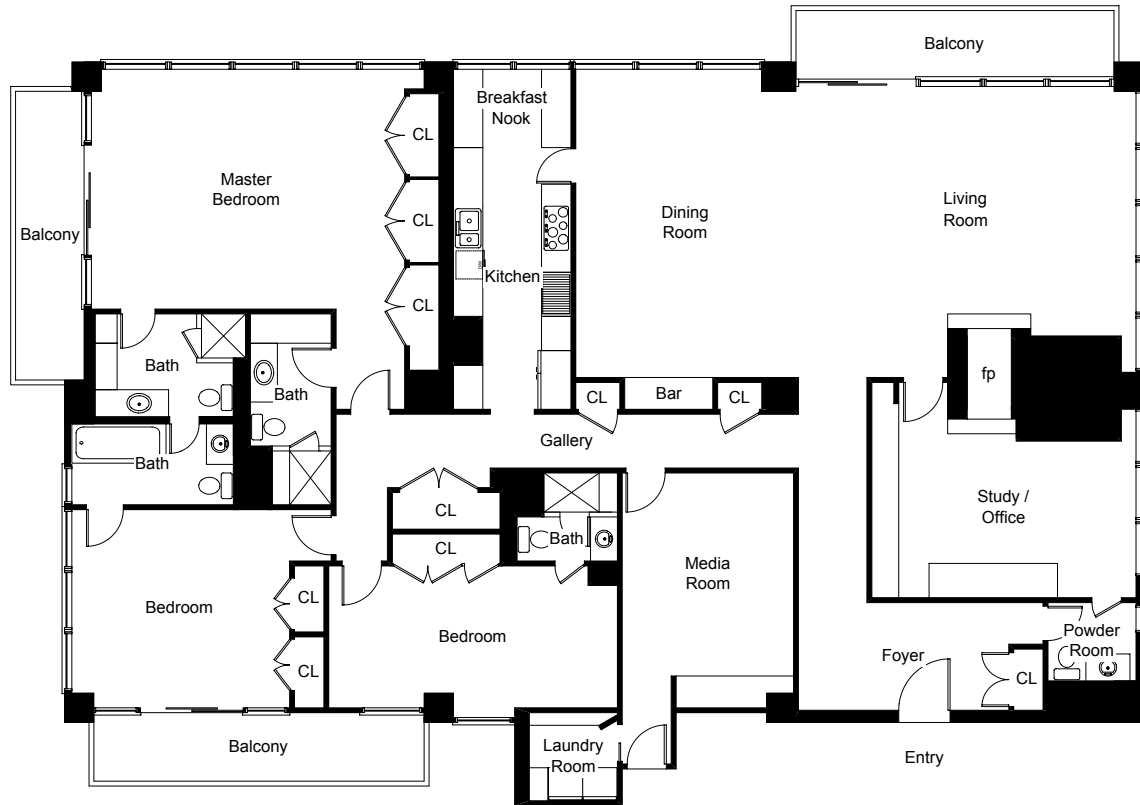
### BEDROOM SUITE THREE

- The third suite, located adjacent to the media room, overlooks City views of Russian Hill and beyond through vertical panes of glass that extend to the floor; built-in reading lamps and a generous amount of concealed customized closet space are also featured
- The suite's private bathroom is adorned with Kashmir granite slab on the vanity and a shower of matte glass tiles with frameless glass enclosure

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FLOOR PLAN

1750 Taylor Street #1701



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