



2171 SACRAMENTO STREET #2, SAN FRANCISCO

## STYLISH PACIFIC HEIGHTS CONDOMINIUM ACROSS FROM LAFAYETTE PARK

With Lafayette Park just across the street and boutique shopping and dining just 3 blocks away on Fillmore Street, this Pacific Heights condominium is perfect for starting out, downsizing, or as a pied-à-terre for City living. The two-story residence, one of just thirteen in a more contemporary

building, is freshly painted and carpeted with a bright and light ambiance that overlooks verdant views of its south-facing gardens from every room. New stainless steel appliances, secure lobby and garage parking, plus a storage room add the finishing touch to this stylish residence.

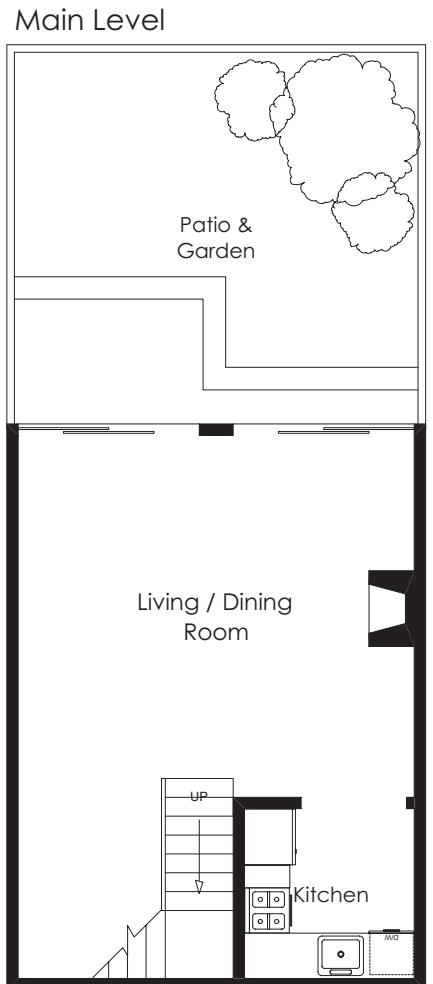
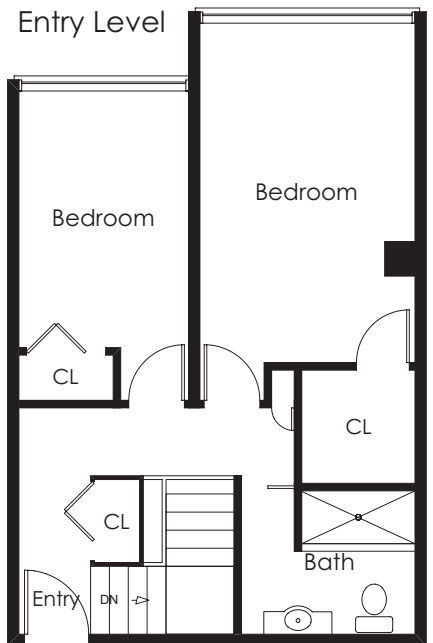




## Summary of the Home

- Excellent Pacific Heights location directly across the street from Lafayette Park and just 3 blocks to boutique shopping and dining on Fillmore Street
- Two-story condominium with 2 bedrooms and 1 bathroom
- Approximately 950 square feet of living space (per floor plan designer)
- Two access points – one from a staircase off the elevated secure lobby and one conveniently located on the garage level
- Views from all rooms overlooking the walk-out, south-facing garden with lush plantings and built-in seating benches
- Newly carpeted and freshly painted throughout
- Main-level comprised of living room and dining area, each with sliding glass door to the garden, desk alcove, and all-white kitchen with stainless steel appliances
- Upper level with two garden-view bedrooms plus a tiled bathroom with shower
- Gated garage parking for one car plus storage closet and shared coin-operated laundry room
- Homeowner's association dues of \$376/month include a professional management company, insurance, water, refuse collection, common area utilities, and maintenance

Offered at \$650,000



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. ©Marketing Designs, Inc. 650.802.0888 • marketingdesigns.net