



1896 PACIFIC AVENUE, SAN FRANCISCO
PACIFIC HEIGHTS LUXURY PENTHOUSE





This chic and sophisticated residence comprises the penthouse of a circa 1920s condominium building in sought-after Pacific Heights. The building displays all the architectural detail of its era while the penthouse residence displays luxurious 21st century style having undergone a complete renovation in 2010. Arriving directly from the elevator to the 9th floor, stunning panoramic views are immediately apparent inclusive of the Golden Gate Bridge, Alcatraz, Russian Hill, and the Transamerica Pyramid. Parquet wood floors, classic moldings, numerous skylights, and striking colors add designer appeal at every turn. Cabinetry and built-ins are finished in rare wood and veneers while an array of mosaics, relief tile, and stone finishes add unique and stylish touches. A handsome study (with bedroom potential) and light-filled solarium complement the gracious formal areas and a stunning gourmet kitchen stands ready for the most demanding chef.





The residence has 2 bedroom suites beginning with the master – offering the ultimate in romance with its fireplace and spa-inspired bathroom complete with soaking tub and steam shower for two. The private second bedroom suite is perfect for a family member, guest, or at-home office needs. This bedroom is uniquely situated on its own level just above the penthouse. Not to be overlooked are the amazing outdoor living areas seamlessly integrated into the home including a vast, glass-enclosed, open-air terrace with full barbecue kitchen and fountain plus a second east-facing, sheltered view terrace (directly accessed from the dining room and kitchen) with bar seating – all overlooking the dramatic Bay and City views. Topping it all off is the home's close proximity to boutique shopping, dining, and neighborhood services of Union, Polk and Fillmore Streets plus the recreational amenities of Lafayette Park – a wonderful place to call home.



Summary of the Home

- 9th floor penthouse condominium fully renovated in 2010
- Circa 1920s building with elevator direct to the residence
- 2 bedrooms and 3 full bathrooms
- Amazing outdoor living spaces including glass-enclosed open-air terrace with full barbecue kitchen, fountain, and Golden Gate Bridge views plus a city/Bay view sheltered east-facing terrace with bar seating
- Beautiful interior design with parquet wood floors, numerous skylights, and vast picture windows
- Glorious views to the Golden Gate Bridge, across the Bay, and city skyline views to the financial district
- Grand entrance salon and sitting area warmed by a fireplace
- Recessed living and dining room ensemble enjoys wrap-around Bay views and terrace access
- Handsome library or den with rare wood cabinetry, Bay views, and custom pocket door enclosure
- Guest bath uniquely appointed in relief tiles, mirrored walls, and all-glass vessel sink
- Stunning gourmet kitchen with elaborate mosaics and top-of-the-line stainless steel appliances including a Wolf gas range and European Liebherr refrigerator
- Wonderful glass-enclosed solarium with significant built-ins and refreshment bar
- Luxurious master suite with sitting area and fireplace, three closets including two customized walk-in closets, and spa-inspired limestone bath with steam shower for two
- Second bedroom and en suite bath uniquely situated on its own level above the penthouse and accessed from the south terrace or elevator
- Garage parking for one car, in-unit laundry, built-in sound speakers, programmable lighting, and air conditioning (excluding second bedroom)
- Desirable Pacific Heights neighborhood close to boutique shopping and dining on Union, Polk, and Fillmore Streets, and the recreational amenities of Lafayette Park
- Monthly HOA fee: \$1,520 (includes water, insurance, refuse collection, common area maintenance, and professional management)

Offered at \$3,850,000

For additional photos please visit:

www.1896PacificAvenuePH.com

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