



1147 & 1149 FELL STREET, SAN FRANCISCO
SPACIOUS FLATS IN PRIME LOCATION





Located on the southern boundary of Alamo Square, home to San Francisco's iconic Painted Ladies and Alamo Square Park, this 2-unit Marina-style building presents a wonderful opportunity for a personal residence and/or investment property. The building is just minutes to NOPA's (North of Panhandle) Divisadero corridor with lively shops, markets, cafes, and bars, and is just 2 blocks to the Golden Gate Park Panhandle. The convenience of it all results in an excellent Walk Score of 96, and with its location along The Wiggle bike path, a Bike Score of 91. The building has a secure street entrance, each unit has its own laundry area, and there is a 3-car tandem garage with separate storage area, plus a south-facing rear yard for outdoor enjoyment. Highlights include:

- Three-story building with 2 spacious flats (built in 1925)
- Total square footage of 2,788±; lot size of 2,748± square feet

- Lower flat (1147 Fell) with 2 bedrooms, 1 bath, currently owner-occupied
- Upper flat (1149 Fell) with 2 bedrooms, 1 bath, currently vacant
- Common, secure street entrance to both flats
- South-facing landscaped rear garden
- Attached 3-car tandem garage with ample storage
- Laundry area in each unit
- Superb Alamo Square location on the edge of NOPA
- 96 Walk Score, 92 Transit Score, and 91 Bike Score
- Located along The Wiggle bike path



Details of the Property

- The spacious upper and lower flats have similar floor plans and hardwood floors throughout (floors are refinished on the upper flat)
- The living rooms each have a front bay window and glass-front cabinetry on either side of a wood-burning fireplace
- Each flat has a formal dining room with coved ceiling and chandelier
- The kitchens have vintage finishes with tile or laminate counters, vinyl flooring, a gas range, and space for a breakfast table; an adjacent laundry room also has an outside entrance that leads down to the garage and access to the rear garden
- The bathroom in each flat is compartmentalized in the central hallway with a private commode room and separate room with pedestal sink or vanity plus a tub with overhead shower
- The two bedrooms each have south-facing windows and a large closet
- A shared garage offers tandem parking for 3 cars plus a storage room

Offered at \$1,850,000

For additional photos please visit
www.1147Fell.com



SECOND FLOOR

#1147: 1,335 SQ FT
#1149: 50 SQ FT

THIRD FLOOR

#1149: 1,485 SQ FT



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. Photography by Vince Valdes ©Marketing Designs, Inc. 650.802.0888 • marketingdesigns.net