

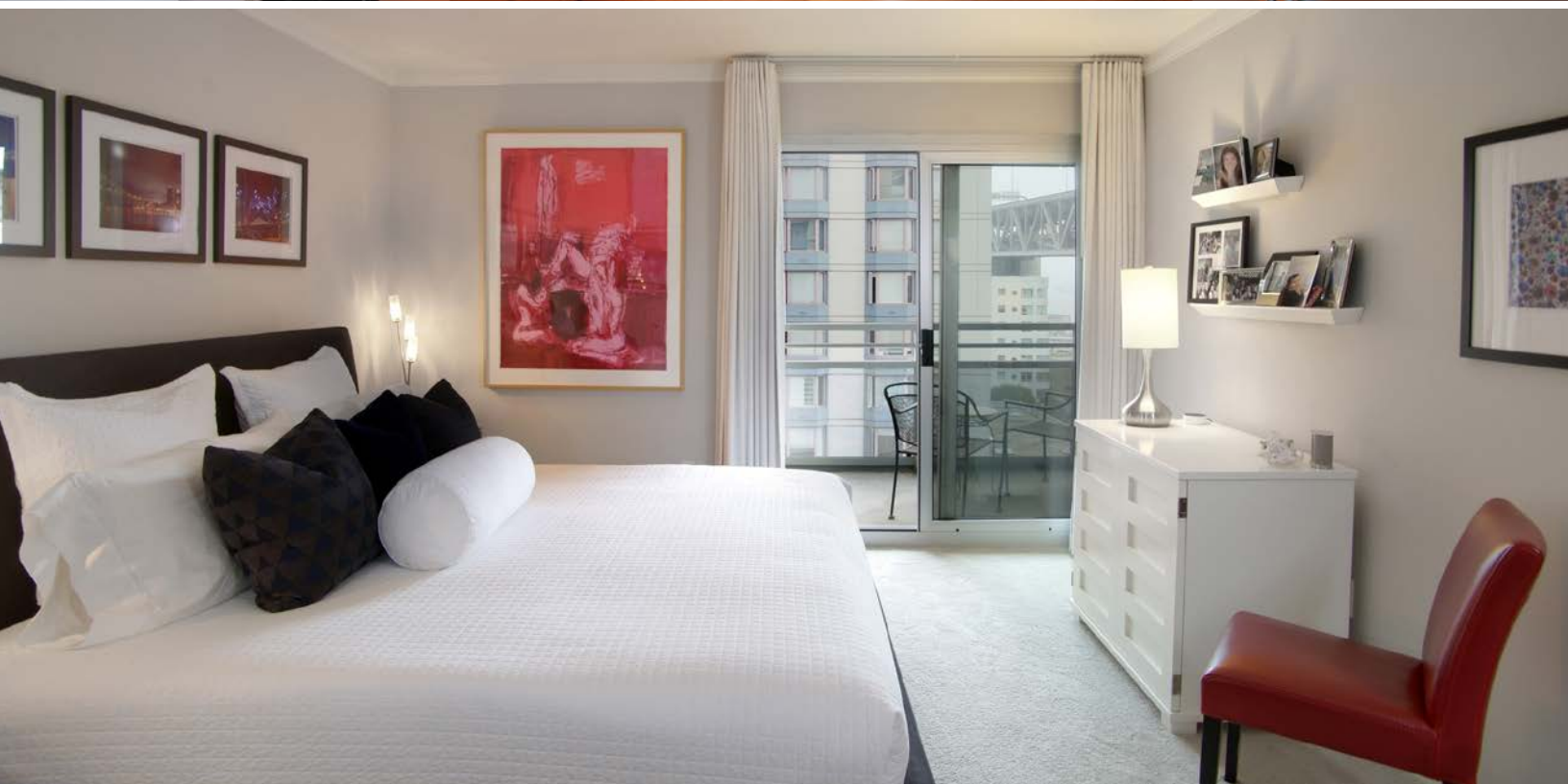


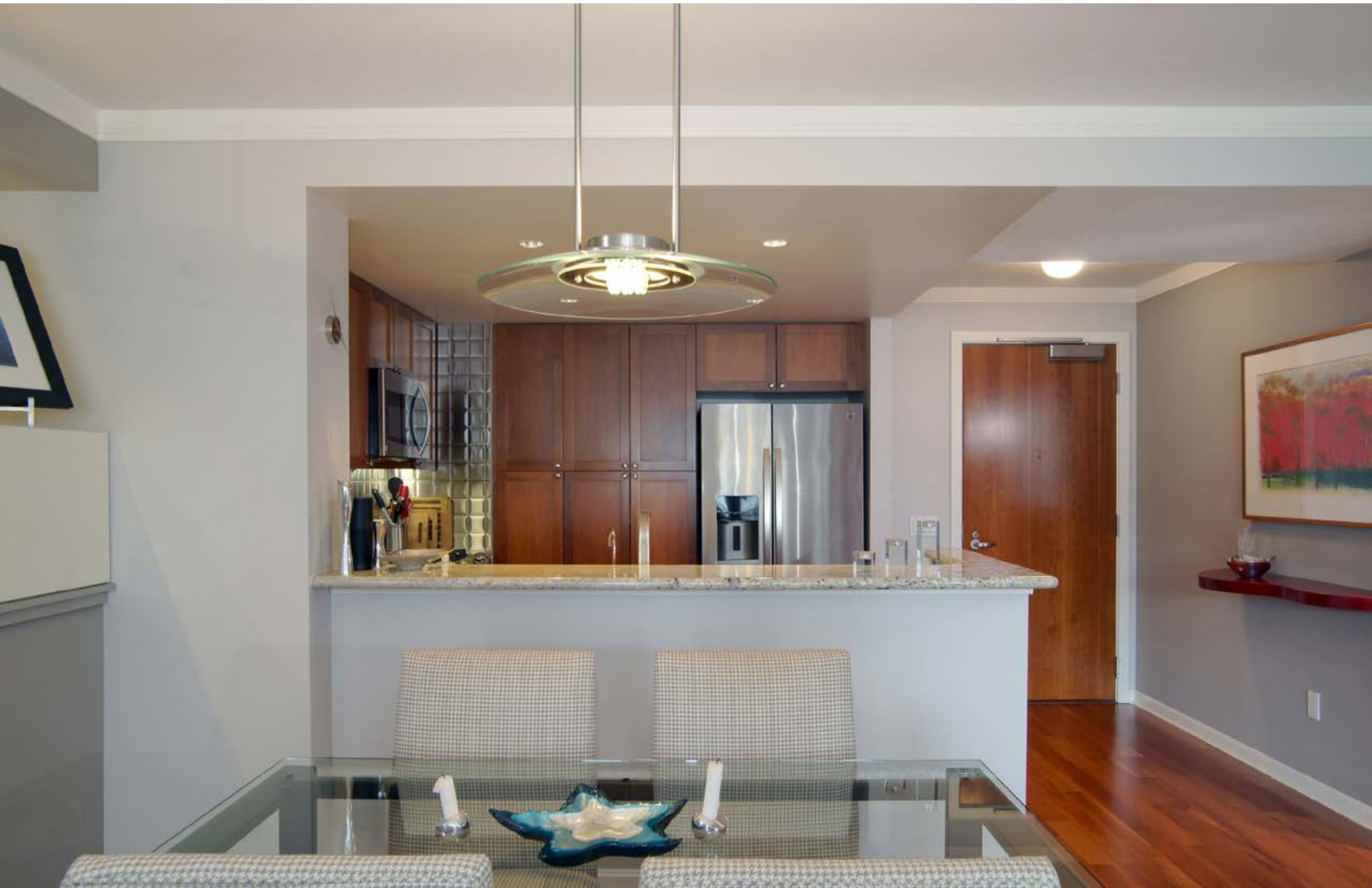
400 BEALE STREET, #1107, SAN FRANCISCO

SOUTH BEACH LIVING AT BRIDGEVIEW —
AN EXCLUSIVE CONDOMINIUM RESIDENCE



Downtown living and modern luxury come together at this beautiful residence on the 11th floor of Bridgeview in the sought-after South Beach area. Upon arrival into the home, views of the San Francisco Bay and Bay Bridge unfold at one end of the open-designed main living area. Fine hardwood floors, custom built-ins, and a gourmet kitchen with breakfast/wine bar seating add to the chic designer style. The home's 2 bedrooms include a master suite with fresh-air balcony perfect for morning coffee. Adding to the appeal are the services offered at Bridgeview with a well-equipped fitness center, heated outdoor pool and spa, sheltered rooftop deck with barbecues, plus concierge and 24-hour staffed lobby. And, with a Transit Score of 100 and Walk Score of 87, this location puts the best of urban living all close at hand.







FLOOR PLAN

SUMMARY OF THE HOME

- Desirable Bridgeview, a full-service South Beach condominium with concierge and 24-hour staffed entrance
- 2 bedrooms and 2 bathrooms; approximately 1,102 square feet (per tax records)
- Cherry hardwood floors are introduced in the foyer and continue into the open living area
- Living and dining room combination looks out to the San Francisco Bay and Bay Bridge through an expansive window with deep ledge; a full wall of recessed floating cabinetry spans one wall and integrates space for media; a modern glass pendant further defines the dining area
- Well-appointed open kitchen, with elevated breakfast/wine bar, is finished with cherry cabinetry, granite slab counters, and backsplash in beveled edge metallic tiles
- Stainless steel appliances include a Kenmore gas range and overhead microwave, Whirlpool dishwasher, and Kenmore refrigerator
- Master bedroom suite has sliding glass doors to a private balcony with Bay Bridge views, carpeting, and customized walk-in closet; en suite bath has a quartz-topped, dual-sink vanity and separate room with frameless glass shower with rainspout and body sprays
- Second bedroom overlooks the Bay Bridge from an elevated banquette window seat
- Bathroom with quartz-topped vanity, porcelain tile floor, and tub with rainspout shower surrounded in subway-set glazed tile
- Other features include: laundry closet with stacked Bosch washer/dryer; fire alarm; sprinkler system; secure garage parking for one car plus storage
- Community amenities include: fitness center; heated outdoor spa and lap pool; sheltered rooftop deck with barbecues and sweeping Bay Bridge views; concierge; 24-hour staffed entrance
- Monthly HOA fee of \$811.87 includes door staff, insurance, water, refuse removal, common area utilities, janitorial, and maintenance
- Transit Score of 100 with easy access to Highways 101/280, the Bay Bridge, Caltrain, BART, Muni, and the soon-to-open Transbay Transit Center
- Walk Score of 87 with proximity to Financial District, Embarcadero Waterfront and Ferry Building, AT&T Park, and many of the City's finest restaurants

Offered at \$1,050,000

For additional photos please visit: www.400Beale1107.com



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