



2222 HYDE STREET #6

Russian Hill | San Francisco

Presented by Steve Gothelf

FULL-FLOOR RUSSIAN HILL CO-OP
WITH EXCEPTIONAL VIEWS



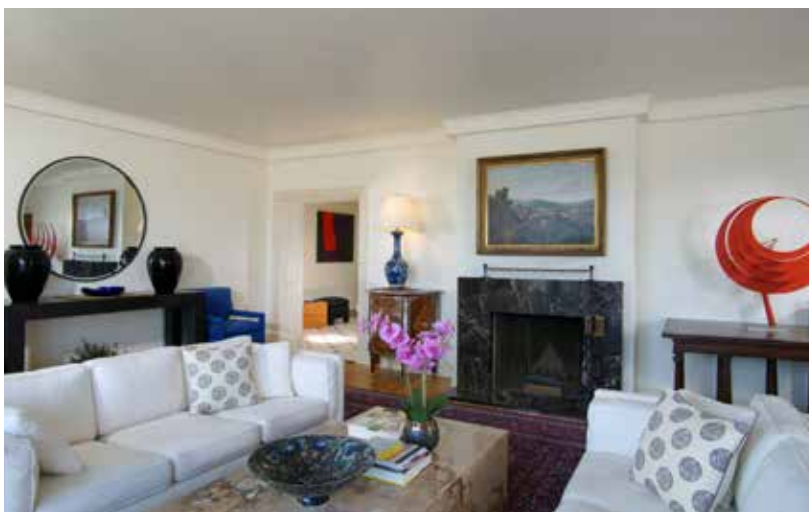
On a level block at the top of Russian Hill, this desirable co-op encompasses an entire floor of a circa 1920s, impeccably maintained mid-rise building designed by T. Paterson Ross, a significant Bay Area architect. The sixth floor location benefits from dramatic Bay and City views, including the Bay Bridge and Golden Gate Bridge, and features a large balcony on the sheltered east side of the building for al fresco enjoyment. The gracious formal living room and dining room are spacious and elegant.





Next to the living room is a well-appointed den/library with en suite bath (many owners have opened the wall to create a dramatic 3-room expanse). In addition, there are three bedrooms, including the master suite, with views of the Golden Gate Bridge. Additional amenities include garage parking for one car, two private storage rooms (one currently used as a laundry room), plus shared use of the rooftop room with fitness equipment and space for entertaining. Adding to the appeal is the home's location along the cable car line and across the street from an entire block devoted to George Sterling Park and Alice Marble tennis courts.

Offered at \$3,785,000



SUMMARY OF THE HOME

- Full-floor 3-bedroom, 3-bath co-op in pristine 7-unit mid-rise
- Circa 1920s building by noted architect T. Patterson Ross on a level block in Russian Hill
- Secure main lobby entrance with elevator opening to each apartment
- Spectacular views of the Bay, Coit Tower, Golden Gate Bridge, Bay Bridge, and the Financial District
- Spacious living room with marble fireplace and French doors to a view balcony
- Formal dining room with option for a sitting area or second more casual dining area, perfect for taking in a close-up of the views
- Library with a window-lined view alcove and en suite updated bath with claw-foot tub and hand-held shower
- Eat-in kitchen has granite finishes and stainless appliances, including a gas cooktop, two ovens, dishwasher, and refrigerator
- Master suite with full span views of the Golden Gate Bridge, walk-in closet, and updated bath with tub and overhead shower
- Two additional bedrooms, also with Golden Gate Bridge views and direct access to a bath with tub and overhead shower
- Shared rooftop room is set up with fitness equipment and entertainment space, all with a backdrop of fabulous Bay and City views
- Other features: potential for half-bath or laundry just off the kitchen; service elevator; garage parking for 1 car with rear alley access; two private storage rooms; resident manager
- Monthly fee of \$2,396 includes water, heat, refuse removal, building insurance, reserves, and maintenance
- Across the street from George Sterling Park and Alice Marble tennis courts and convenient to cafes, restaurants, and neighborhood services of Hyde, Polk, and Union Streets, as well as North Beach



Estimated Total Square Footage: 2,725 SQ FT

Calculated from outside face of exterior walls and center line of demising walls.

Plus 195 SQ FT Common Area



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For additional photos please visit: www.2222Hyde6.com



Steven M. Gothelf

415.602.3515

License# 00709006

steve@stevegothelf.com

stevegothelf.com

