



2200 PACIFIC AVENUE 11A

Pacific Heights | San Francisco
Presented by Steve Gothelf

DRAMATIC TWO-STORY PENTHOUSE



Magnificent views, penthouse cachet, and a 24-hour staffed building come together at this fabulous residence on a level block in Pacific Heights. Upon arrival into the two-floor condominium, breathtaking views introduce the sparkling waters of the San Francisco Bay and iconic vistas of the Golden Gate Bridge. With fresh paint and new carpet, the home is ready to move in and enjoy today or also offers an excellent opportunity to transform it into a luxurious full-time residence or City pied-à-terre.





There are 3 bedrooms and 4 full baths, plus a large area with flexibility for office, fitness, and/or media needs. The home's northwest end unit location, a fresh-air balcony, and garage parking for two cars add to the appeal.

One of only a few buildings in the area with a 24-hour staffed lobby, this building also benefits from a rooftop pool and entertainment space with 360-degree panoramic views that span all parts of San Francisco. And, with shopping and dining on Fillmore Street as well as Lafayette Park and Alta Plaza Park all just blocks away, the best of urban living is close at hand.

Offered at \$3,795,000





SUMMARY OF THE HOME

Two-floor, end-unit penthouse on a level block in Pacific Heights

24-hour staffed lobby and garage parking for two cars plus storage closet

Northwest corner with exceptional San Francisco Bay views, including Golden Gate Bridge and Alcatraz

Superb location convenient to Fillmore Street shopping and dining plus Lafayette and Alta Plaza Parks for recreation

Rooftop community pool outlined with clear glass railings for unobstructed panoramic City and Bay views

3 bedrooms and 4 full baths

Approximately 2,770 square feet (per floor plan developer)

Freshly painted interiors and new carpet

Dramatic two-story living room with wood-burning fireplace and iconic Bay views through floor-to-ceiling windows; sliding glass doors open to a fresh-air balcony

Formal dining area extends off the living room for full enjoyment of the views

Efficient kitchen has freshly painted cabinetry, an electric cooktop, oven, microwave, dishwasher, and refrigerator

Main-level bedroom suite has Bay views, three closets, and marble bath with dual-sink vanity and separate room with tiled shower

Additional main-level bedroom and adjacent bath with tub and shower

Spacious upstairs open area, overlooking the living room and Bay views, offers flexibility for office, media, and/or fitness; adjacent full bath with tiled shower; a door accesses the 12th floor hallway

Upstairs master bedroom suite has Bay views, three closets, and a marble bath with dual-sink vanity and tiled shower

Common laundry room

HOA fee of \$1,904.73 includes: heat, water, electricity, refuse removal, HOA insurance, landscaping, and security doorman

For additional photos please visit: www.2200PacificPenthouse.com



UPPER LEVEL



MAIN LEVEL



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