



1835 FRANKLIN STREET #1402

Pacific Heights | San Francisco

STYLISH PACIFIC HEIGHTS CONDOMINIUM IN THE HEART OF THE CITY



With its prime location in Pacific Heights – just one block to Lafayette Park, close to Whole Foods, and minutes to restaurants and shops – this spacious and light-filled condominium has an excellent floor plan and many desirable features. Perched on the 14th floor of a 16-story mid-century building, this high-floor 2-bedroom, 2-bath residence is stylishly appointed and updated throughout and located at the quiet western-most end of the building. The entire ambiance is bright with south- and west-facing vistas, wide-open spaces, and significant built-ins and storage. San Francisco views wrap around two sides of the home, including expansive City vistas, and a convenient covered patio offers fresh-air living. A secure lobby staffed with 24/7 attendants, garage parking on lobby level, plus private storage, provide added conveniences for City living.

SUMMARY OF THE HOME

- Excellent Pacific Heights location just one block to Lafayette Park and a few blocks to boutique shopping and dining on Polk, Fillmore, and Union Streets
- One-level condominium on the 14th floor with 2 bedrooms and 2 baths
- Approximately 1,500 square feet of living space (per tax records)
- Accessed via elevator from the secure, staffed lobby entrance or garage, arriving at a sweeping Bay view window in common area corridor
- Maple floors in the foyer and living area, tiled floors in the kitchen and baths, carpeted bedrooms, and fresh paint throughout
- A wide hallway, lined with closets and built-in cabinetry, leads to the spacious open-concept living and dining room with expansive windows on two sides overlooking City and park views
- Recently remodeled kitchen has quartz counters and subway-set glazed tile backsplashes
- Appliances include a KitchenAid induction cooktop, oven, microwave, and dishwasher, plus a Fisher & Paykel refrigerator
- Master bedroom suite with sitting area, sliding glass doors to the covered patio, walk-in closet, additional closet area with Bosch washer and dryer, plus en suite bath with tiled shower
- Second bedroom and hallway bath with glass-enclosed tub and overhead shower surrounded in tile
- Garage parking for one car plus storage space
- Wired ethernet home network between living room and master bedroom
- Homeowner's Association dues of \$1,385.95*/month includes: PG&E, water, refuse removal, HOA insurance, common area maintenance, 24/7 security doorman (* \$20/month is assessed for W/D)

Offered at \$1,295,000

For additional photos please visit:
www.1835Franklin1402.com



FLOOR PLAN



Steven M. Gothelf

415.602.3515

steve@stevegothelf.com

stevegothelf.com

License# 00709006

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