

**CHIC TELEGRAPH HILL TOWNHOUSE
CONTEMPORARY INDOOR-OUTDOOR LIVING**

235 FRANCISCO STREET
www.235francisco.com

OFFERED AT \$1,995,000



Renovation Completed: 2006
Square Footage: 2279*
Year Built: 1985

2 Bedrooms, 2 Full + 2 Half Baths, 3 Fireplaces
Gourmet Kitchen + Dining Area, Living Room
Full Floor Entertainment Room with Office Alcove
Landscaped Terraces, Roof Deck, Partial Water Views
2 Car Garage Parking, W/D in unit

235 Francisco offers a beautifully designed and recently renovated, three story house-like condominium with an elevator serving all floors. Housed in a clean-lined two-unit building, this residence's peaceful, serene living environment is found on one of Telegraph Hill's more private streets.

Sotheby's
INTERNATIONAL REALTY

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The interior renovation was designed by the superb San Francisco firm of Huang Iboshi Architecture (www.hi-arch.com) in collaboration with the current owners. Every detail has been intelligently crafted with today's high tech features and natural beauty in mind. The colors are neutral, and materials include a warm mix of stone, steel and wood. Much thought has been put into maximizing both storage and human comfort. The renovation included dramatic lighting and tasteful window coverings. Each element is in perfect harmony with the space.

The outdoor spaces—including the mature culinary garden on the terrace outside the gourmet Kitchen/Dining Room, and the decorative plantings on the balcony and larger terrace flanking the top floor Entertainment Room—are accessed via sets of French doors. Their landscaping was artfully created by San Francisco's beloved Flora Grubb Gardens (www.floragrubb.com).

The partial water views begin from the top floor's Entertainment Room and Office Alcove, then expand to more than 180 degrees from the roof deck. Sunsets over the Golden Gate Bridge can be enjoyed over the roof tops of Telegraph Hill and North Beach.

REMARKS

- *Square footage is per tax records; Broker does not warrant square footage; Buyers are advised to investigate
- HOA dues are \$400 per month
- Household pets are permitted, but limited to cats, dogs, aquarium fish, and caged birds
- Offers to be on SFAR contract, accompanied by letter of lender pre-approval and/or proof of assets, plus signed Disclosure Package
- Property taxes to be reassessed upon sale at 1.159% of the purchase price
- Floor plans and a list of built-in features, systems, and furniture are attached
- Disclosures are available online by requesting the link from the listing agent
- View the Online Photo Brochure at: www.235francisco.com

PRIVATE SHOWINGS WILL BE CONVENIENTLY SCHEDULED BY APPOINTMENT

PLEASE CONTACT:

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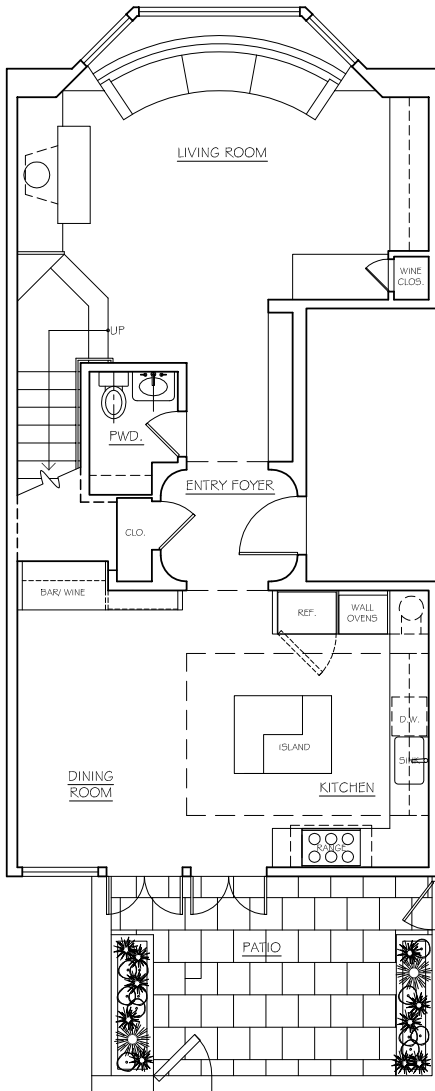
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Built-In List

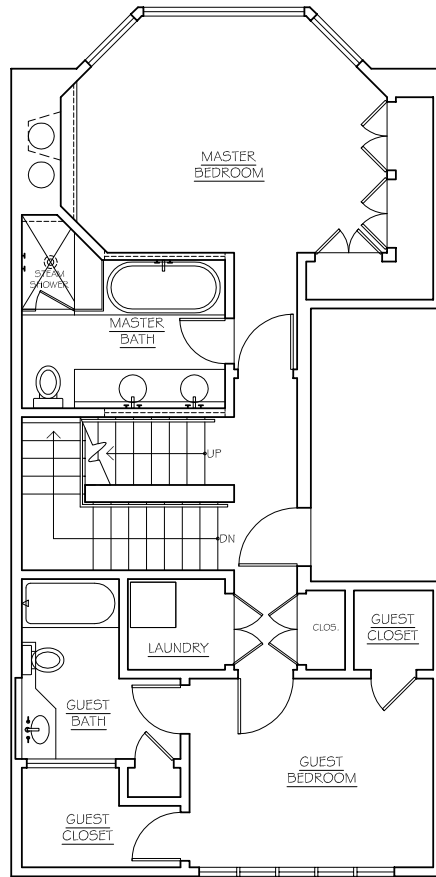
- General
 - Bay Alarm security system
 - Lock system (adjustable for differential access)
 - Entrance security camera with viewing, intercom, and entry controls on each level
 - Computer
 - Ethernet throughout
 - Wireless router with security
 - Audio/Video Distribution system:
 - Multi-zone receiver
 - 4 TVs on wall mounts (50" Plasma-entertainment room, 32" LCD- master bedroom, 20" LCD-kitchen, 15" LCD-master bath)
 - Built-in home theatre system
 - Built-in speakers in door and out with 6 separate zones
 - 3 subwoofers with boost amplifiers
 - 2 separate DVDs and cable boxes for video distribution
 - Tutorial for system from installer included
 - 3 programmed universal remotes included
 - 2 commercial surge protectors
 - Solar Shades on top and bottom floors
 - Wooden shutters living room and bedrooms
 - Dornbracht fixtures throughout
- Rear Deck
 - Mature plantings (King Palm, Bird of Paradise, culinary Bay tree, Lemon tree, herbs....)
 - Pots
 - Automatic drip irrigation system
 - Infrared TEC grill not included
- Kitchen
 - All built-ins
 - 36" Subzero refrigerator/freezer
 - Thermador professional 6 burner range top
 - Dacor double convection oven
 - Dacor warming drawer
 - Miele Incognito Dishwasher
- Dining Room
 - Overhead Italian glass contemporary fixture
- Living Room
 - Built-in sofa with matching fabric pillows
 - Installed wine rack in closet
- Master Bedroom
 - Bedside swing lamps
 - King-sized fabric covered headboard
- Master Bathroom
 - All built-ins including steam shower, radiant heat, heated towel rack, lighted magnified vanity mirror
- Guest Bedroom
 - Bedside swing lamps
 - Queen-sized fabric covered headboard
- Guest Bathroom
 - Radiant heat
- Top Floor – Entertainment Room
 - Built-in solid cherry desk
- Front Top Deck
 - 2 earthen planters with mature vines and succulents
 - Automatic drip irrigation system
- Rear Top Deck
 - Multiple earthen planters and mature plants (including Podacarpis plant screen, ...)
 - Automatic drip irrigation system

See Floor Plan on Reverse Side

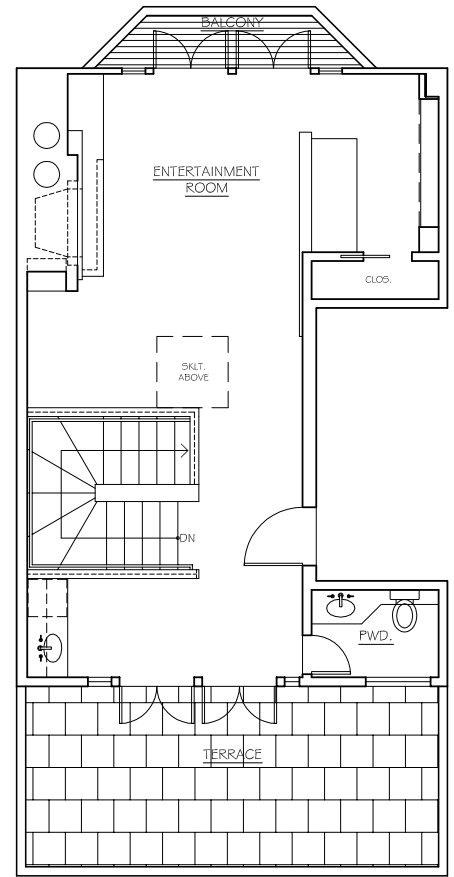




First Floor



Second Floor



Third Floor

235 Francisco Street

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