

2235 BEACH STREET, #301
MARINA DISTRICT

SOPHISTICATED, SPACIOUS TOP-FLOOR CONDOMINIUM
www.2235Beach.com



OFFERED AT \$1,298,000
BUILT 1929
HOA DUES: \$593/MONTH

2 BEDROOMS, 2 BATHS, 1 CAR PARKING
OFFICE AREA, FORMAL DINING ROOM
WASHER/DRYER IN UNIT, FIREPLACE
SHARED ROOF DECK WITH VIEWS

2235 Beach #301 offers a sophisticated and spacious condominium in a fine quality seven-unit building in one of the Marina's best locations—less than a block away from the Palace of Fine Arts. Definitely not the usual Marina floor plan, this residence offers a refreshing alternative to the norm, complemented by charming original features and today's upgrades.

Sotheby's
INTERNATIONAL REALTY

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Gleaming hardwood floors lead to a central foyer at the heart of the residence. From the foyer, one enters the generously sized living room with its peaked and beamed ceiling, arched corner fireplace with original hand crafted tiles. The south facing windows offer a view of the Pacific Heights hillside. The central foyer also opens to other rooms, including the formal dining room with barrel ceiling.

The 2006 renovated kitchen includes stainless steel appliances combined with the crisp look of white wood cabinets. Appliances include six-burner Viking stove and hood, Bosch dishwasher, Franke dual sink, GE refrigerator and microwave. Windows face east for the best of morning light and the view of the Transamerica Pyramid in the distance. Directly adjacent to the kitchen is an office area with built-ins and yet room for a breakfast table.

The floor plan includes a much appreciated separation between the bedroom suites. The generously sized master bedroom faces south and includes two closets, each fitted with intelligently designed wood cabinetry. The master bath is ensuite and includes a skylight, white subway tiles, marble countertop with dual sinks, shower stall and separate tub.

The second bedroom includes a walk-in closet with Maytag stacked washer/dryer plus an additional closet. One can access its bath either from the bedroom or via the center foyer, providing suitable option for guests. Bath two features white subway tiles, wainscoting, shower over tub and pedestal sink. Add to that a large hall closet, and one finds an exceptional luxury of storage.

A roof deck is common area for residents to relax and enjoy the sun or barbeque. Roof deck views in all directions include the Palace of Fine Arts, Bay and Golden Gate Bridge, Pacific Heights hillside and Russian Hill with downtown beyond. One car independent parking with interior access and a storage locker in the garage are included with this residence.

The property is conveniently located near the best of the Marina—The Palace of Fine Arts, Crissy Field, the Marina Greens, Saint Francis Yacht Club, Fort Mason and Presidio GGNRA for a range of activities, and Chestnut Street for shopping, dining and socialization.

PRIVATE SHOWINGS WILL BE CONVENIENTLY SCHEDULED BY APPOINTMENT

PLEASE CONTACT:

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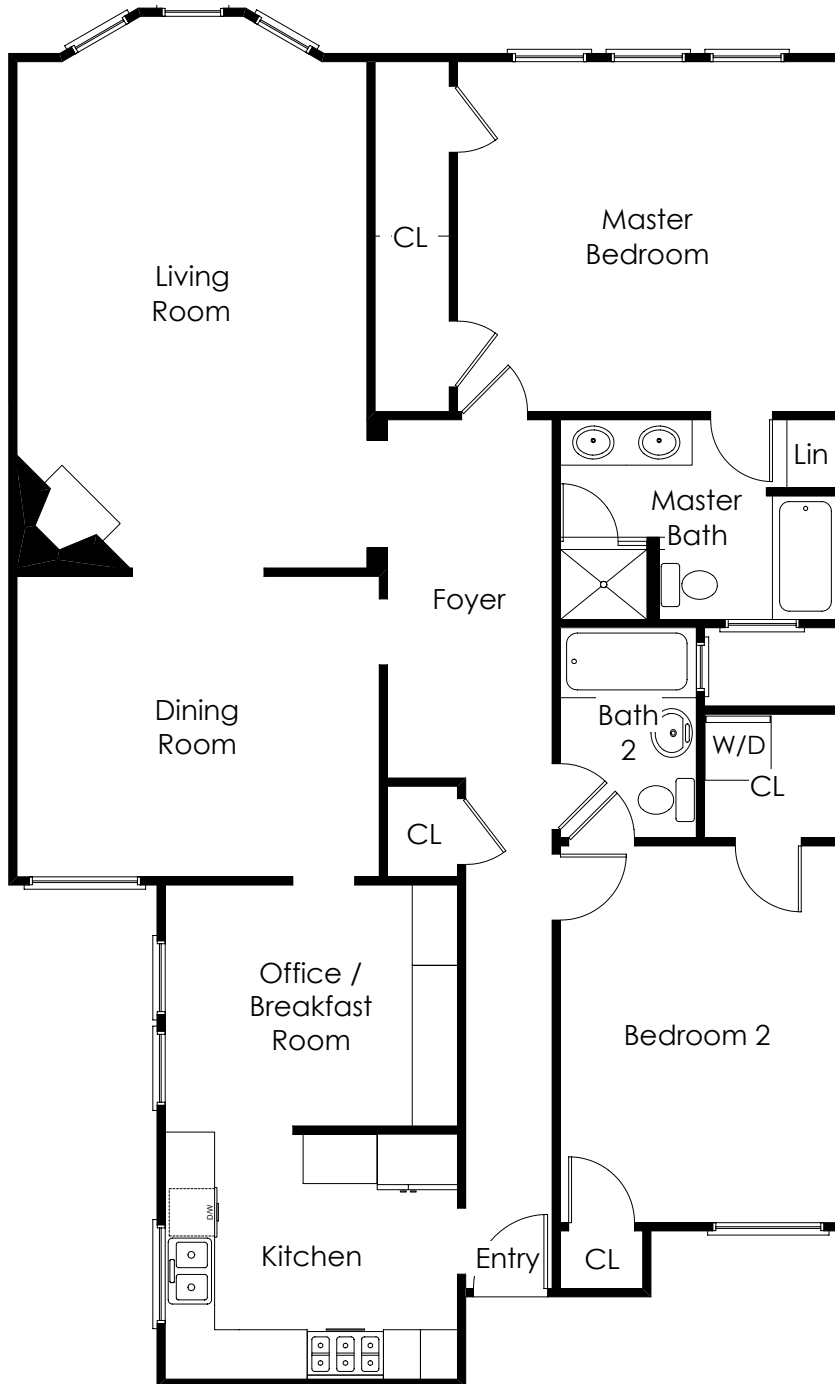
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REMARKS

- Square footage measurements available vary on this property. The condo map and tax records indicate 1480 square feet; a 2006 appraisal indicates 1745 square feet; the floor plan measurements came in at 1623 square feet. Broker does not warrant square footage. Buyer is advised to investigate.
- Offers to be on SFAR contract, accompanied by letter of lender pre-approval and signed Disclosure Package Cover Page
- Property taxes to be reassessed upon sale at 1.159 percent of the purchase price
- Pet policy allows up to "two usual and ordinary household pets"
- HOA dues of \$593 per month includes: heat; water; trash collection; building maintenance, management and insurance
- Significant seismic upgrades were made to the building in 1991, including new footers, a concrete mat pad foundation, six steel moment frames and bolting of the structure to the foundation (per HOA)
- Divided light dining room doors are stored in the garage storage room, along with narrow blade shutters for the office/breakfast room and dining room windows
- Some of the roof deck furniture is the property of the stager
- View the Online Photo Brochure at: www.2235beach.com

See Floor Plan on Reverse Side





2235 Beach Street #301

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