

Golden Gate Bridge and Bay Views



1200 California Street, #10D

\$2,649,000

Within one of Nob Hill's most prestigious high rise buildings, this southwest corner cooperative apartment offers sensational unobstructed Golden Gate Bridge views, both day and night. A contemporary floor plan and modern finishes make this an ideal City home in one of San Francisco's most coveted neighborhoods.

This redesigned apartment provides the ideal setting for sophisticated living and offers a stunning venue for entertaining while surrounded by spectacular iconic sights. Banks of west facing windows from all rooms highlight the Golden Gate Bridge and offer unparalleled vistas over Russian Hill, Pacific Heights, the Marina and Bay. Beautifully upgraded, the modern floor plan features an open living/dining area ideal for gatherings while enjoying panoramic outlooks. Gorgeous white oak floors, dramatic recessed lighting, ceiling speakers and electronic window shades complement the design.

An efficient chef's kitchen with stainless appliances and marble counters opens to the living, dining area. A guest bedroom, which is currently used as a den, has a pocket door to enclose the space, when needed and enhances the view when open. The guest bath with tub is across the hall. The spacious master suite also maintains delightful views and features custom built-in cabinetry along one wall including a desk. A king bed frame surrounded by handsome shelving complements the opposite wall. There are two closets, one a walk-in, and en-suite bath with steam shower. There is a designated storage space and enclosed parking for one car.

Combined with the highly desirable location and premier service, this property offers the best of San Francisco living and a luxurious life style. HOA dues of \$2,354 per month cover 24/7 doormen, on site manager during business hours, water, garbage, electricity, heat, premium cable TV, high speed internet service, building-link for internal communication, building maintenance, insurance, reserves, parking, storage and fitness center, including Pilates room.

All sales are subject to approval by the Cooperative Apartment Association Board. The corporation allows 70% financing.

www.1200CaliforniaSF.com

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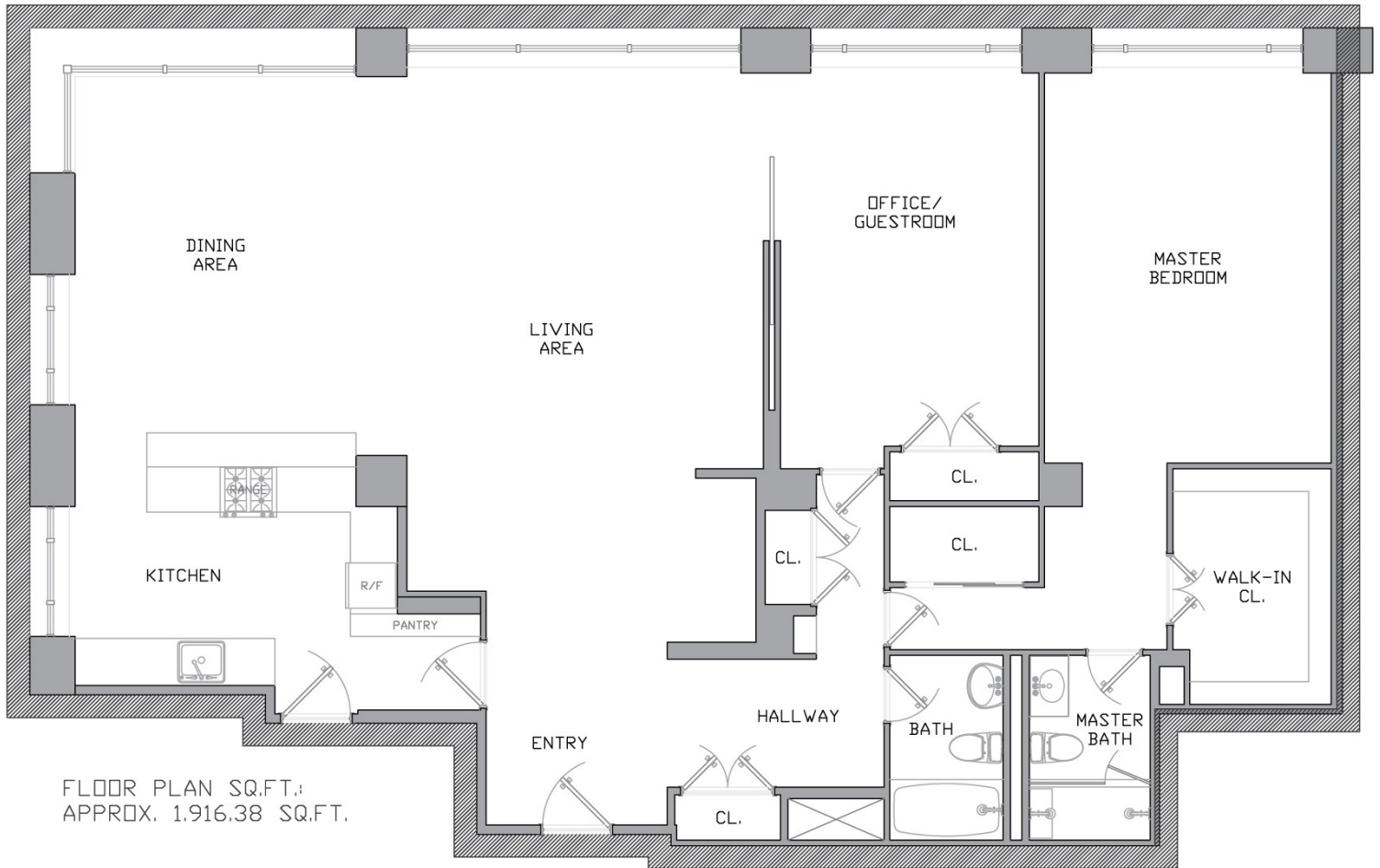
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Floor Plan

1200 California #10D



Schematic floor plan not drawn to scale and is only an approximation.