

# *Nob Hill Condominium*



*1177 California Street #309*

*(On the Corner of Jones)*

*\$1,495,000*

*Elegant condominium in The Gramercy at the top of Nob Hill with sparkling views highlighting Grace Cathedral, Huntington Park and Nob Hill landmarks. This dramatic 2 bedroom and 2 bath northeast corner unit has been beautifully remodeled with high-end finishes. A rare opportunity, this unit has been combined from 2 original units and has 2 car parking.*



Coldwell Banker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction. Owned and Operated by NRT Incorporated.



## 1177 California Street #309

**DESCRIPTION:** *The entry opens to a grand living room, spacious enough for seating area and comfortable entertaining and features a wet bar, hardwood floors and crown molding. Sunlight pours into this beautiful living area, and the large surrounding windows give view to the ornate buildings of Nob Hill. The remodeled kitchen features granite counter tops and stainless steel appliances, with Sub-Zero refrigerator and Bosch dishwasher. A delightful breakfast room has great views of Grace Cathedral.*

*The newly remodeled master suite has views of Grace Cathedral and Huntington Park, a full wall built-in dresser with entertainment cabinet and a spacious walk-in closet. The dramatic master bath features a huge walk in shower with built in seat and "rain" shower head.. The second remodeled bathroom has a shower over a deep soaking tub. Both baths are completely finished in premium custom marble. Across the hallway is a large second bedroom with the same Nob Hill views. There is also a new in-unit laundry (rare in this building).*

*The Gramercy offers 24 hour doorman, resident manager and common area pool, spa, sauna and gym. There is two car parking for this unit.*

*Dues are \$1717.72 per month which includes water, garbage, professional management, building insurance, maintenance, reserves and common area P.G.&E.*

**TAXES:** *Property taxes will be reassessed upon sale and the tax rate for 2008 is 1.141% of the sales price.*

**REMARKS:** *Prospective Buyers are advised to review, prior to any offers, the "Real Estate Transfer Disclosure Statement" on file with this office. Disclosures may be seen online at Fidelity. Log ID is 4879 and the password is your e-mail address. To show, contact Christine Serventi at (415) 229-1259.*



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*Janis Stone*

*(866) 224-8024*

*Janis@SFResidence.com*

*SFResidence.com*

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