

*Pacific Heights Cooperative
Apartment*



*1901 California #8
(at Gough)*

\$1,795,000

Elegant 3 bedroom, 2 bath cooperative apartment with a grand sized living room, City views, formal dining room, sunroom, remodeled kitchen, dry bar, laundry room, hardwood floors, extra storage, 1 car parking.



1901 California #8

DESCRIPTION: *Elegantly remodeled cooperative apartment with grand scale rooms, hardwood floors, high ceilings and lovely detail. This unit occupies a half floor of this 11 unit, elevator building. A spacious foyer leads to a grand sized living room (32' x 16') with an adjacent sunroom, views of the city and a formal dining room (16' x 16'). The bright remodeled kitchen features granite countertops and generous cabinets, Viking gas range and microwave/convection oven, a Miele dishwasher and disposal. Adjacent is the walk in pantry with a washer and dryer. A dry bar with custom cabinets makes this the perfect home for entertaining. On the opposite side of the foyer is a large, sunny master bedroom with City views, a dressing room and master bath. Two more bedrooms and a second bath complete the unit. There is steam heat, extra storage and one car parking.*

DUES: *\$1,028.00 per month which includes heat, water, garbage, live-in manager, building insurance, maintenance, reserves & common area P.G.&E.*

TAXES: *Property taxes will be reassessed upon sale, currently expected to be 1.1136% of the purchase price.*

REMARKS: *Prospective Buyers are advised to review, prior to any offers, the "Real Estate Transfer Disclosure Statement" on file with this office.
Loan permitted with 30% down.*

TO SHOW: *To show, contact listing agent.*



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