

Russian Hill View Condominium



745 Chestnut #301

(Between Columbus and Leavenworth)

\$1,099,000

Top floor, contemporary condominium in a 6 unit building with views of the Bay, Alcatraz, Coit Tower and the City. Soaring ceilings in the living/dining room, wood burning fireplace, 2 bedrooms, 2 baths, elevator, in unit laundry, parking and a private, exclusive use roof terrace. A rare offering and great value!



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.



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DESCRIPTION: *Expansive views of the Bay and Alcatraz are seen from the living/dining room and kitchen of this top floor contemporary condo in a 6 unit elevator building built in 1995. The living/dining room has hardwood floors, a wood-burning fireplace and vaulted ceilings. The open kitchen has hardwood floors, granite counter tops with breakfast bar, stainless steel appliances including refrigerator, dishwasher, disposal, gas range and microwave oven.*

The spacious master bedroom has views of Coit Tower and the City with an adjacent master bathroom with a stall shower with dual showerheads. There is a second bedroom and a full bath with a shower over the tub. There is also an in-unit washer and dryer.

A tiled roof deck with Bay and City views is for this unit's exclusive use. There is one-car parking with storage.

Dues are \$430 per month which includes water, garbage, building insurance, maintenance, and common area P.G.&E.

TAXES: *Property taxes will be reassessed upon sale and the tax rate for 2008-2009 is 1.163% 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.*

TO SHOW: *To show, contact Janis Stone at (866) 224-8024.*

Statement not yet owner approved



When You Are Looking For Results, Call The Very Best

*Janis Stone
(866) 224-8024*

Janis@SFResidence.com

SFResidence.com

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