

*Noe Valley NEW View Home  
&  
Studio Apartment*



*946 & 948 Elizabeth Street*

*(Between Grandview and Hoffman)*

**\$1,995,000**

*Elegantly appointed NEW home with three bedrooms, two and one half bathrooms plus a large studio unit. Panoramic views of San Francisco downtown, Bay Bridge, east Bay, & Mt. Diablo. Living room with fireplace, high ceilings, pecan floors, terraces, patios, garden, 2+ car garage.*

## 946 & 948 Elizabeth Street



**DESCRIPTION:** *Rare opportunity to own a custom designed new home with panoramic City views, 10' ceilings, 8' doors, walk out terraces, a lovely landscaped garden with a bay view and a legal studio apartment close to 24<sup>th</sup> Street and Douglas park,*

*Double glass front doors open to this elegant home. The entry foyer leads to the living room with a wood-burning fireplace with a travertine mantle, bay window with views, recessed lighting, crown molding and 10' ceilings. The dining area has sliding doors to a sheltered terrace and pocket doors separate it from the kitchen/family room. The gourmet kitchen has marble countertops with limestone backsplash, a large island, stainless steel appliances including a professional Viking range, Thermador oven, Dacor vent system, and a Bosch dishwasher. The double sliding doors lead to a spacious patio with views of San Francisco and the east bay. Steps down lead you to a serene landscaped garden and a cedar fenced private yard with an irrigation system. A powder room and two coat closets are on the main level of the house.*

*A custom handcrafted pecan and wrought iron banister accentuates the wide staircase leading to the top floor of the house with three bedrooms, all with sumptuous carpet, and two baths. At the top of the stairs, there is a picture window with views to the south. The first bedroom has spectacular views of Noe Valley, Mt. Diablo, the south bay and the east bay. The adjoining bathroom has limestone floors, marble counter and a shower over-the tub. The second bedroom also connects to this bathroom. The hallway has a large linen closet and washer & dryer hook-ups in a separate closet. The master bedroom has his and her closets, sliding doors to a private balcony with panoramic views of San Francisco and the east bay. The master bathroom is magnificent with a limestone floor and separate glass enclosed shower with rainwater showerhead. A Jacuzzi bathtub with views of the City promises to relax the body and refresh the mind. Double-sinks with vanity complete this room.*

*The garden level, legal studio apartment has a separate entrance or could be used as part of the main home. It is very spacious with 10' ceilings and a well-equipped kitchen with maple cabinets, refrigerator, microwave, and cook top. Sliding doors can close off this kitchen area and the room has a double wide closet. French doors lead to a large, private patio with color stained concrete, perfect for entertaining. The full bathroom has a shower over the tub with glass doors and a pedestal sink,*

*A two+ car garage with a second laundry hookup & 3 store rooms completes this custom home.*

**TAXES:** *Property taxes will be reassessed upon sale, currently expected to be approx. 1.144% of the sales price.*

**REMARKS:** *Prospective buyers are advised to review, prior to making any offer, the Disclosure package, on file with the listing agent. Seller is a licensed real estate agent.*

**TO SHOW:** *To show, contact Cathy Kurtz at 415-229-1259.*

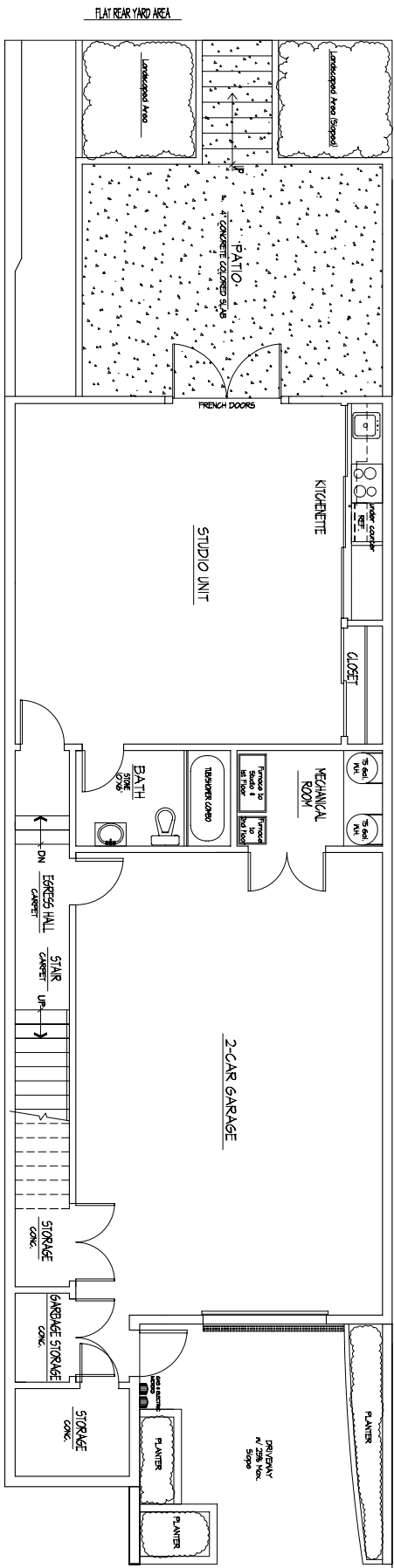


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**SINGLE FAMILY RESIDENCE & STUDIO APT.**  
**946-948 ELIZABETH ST.**  
**SAN FRANCISCO, CA**

**AD** architectural development

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Unit # 2  
 & Garage  
 (Basement Floor)

SCALE: Fit to Scale

SHEET # **A3**

