

PACIFIC UNION

1 Clarence Place, #9 San Francisco, CA 94107

\$1,998,000

2 beds | 0 baths | 1933 sq. ft.

1 Clarence Place #9 features 2 bedrooms, 2 full baths & a private 1-car garage. Set on a quiet cobblestone alleyway this stylish 2-story live/work loft is one of the finest in S.Beach! Towering ceilings & huge picture windows create light & volume, while industrial elements such as stained concrete floors, custom steel accents & exposed pipes add urban appeal. Open kitchen w/stainless appliances by LG & gas range by Thermador. Sip coffee at the breakfast bar & host dinner parties in the formal dining rm, which can accommodate huge tables. The living space is truly awe-inspiring & has auto privacy shades. Ceiling fans, remodeled baths, flexible 2nd bedroom/den & master w/2 walk-ins on upper level. Shared BBQ roof deck & private front door!

PROPERTY DETAILS

List Price:	\$1,998,000
Status:	Active
MLS ID:	460781
Town:	San Francisco
County:	San Francisco
Area:	South Beach
Zip:	94107
Property Type:	Condo/Coop/TIC/Loft
Property Sub Type:	Condominium
Bedrooms:	2
Full Baths:	2
Living Area:	1,933 sqft
# Garage Spaces:	1
Lease Type:	Net
Bath Type/Includes:	Shower Over Tub, Stall Shower, Tile, Remodeled
Original Price:	\$1,998,000
Common Areas:	Roof Deck, BBQ Area
Possible Bedrooms:	0
Price Per Square Foot:	\$1,033.63
District:	SF District 9
Driveway/Sidewalks:	Paved Driveway, Shared Driveway
Square Footage Source:	Per Graphic Artist
Den/Bonus Room:	0
Dining Room:	Dining Area
Year Built:	1997
Zip Plus 4:	1960
Kitchen:	Gas Range, Hood Over Range, Refrigerator, Freezer, Dishwasher, Garbage Disposal, Granite Counter, Island
Living Room:	Cathedral/Vaulted
Exterior:	Stucco
Floors:	Hardwood, Tile, Concrete
Floor #:	0
Green Point Rating:	0
HOA?:	Yes
HOA Dues:	\$708
Hours Limited:	No
HERS Index:	0
Known Short Sale:	No
Main Level:	1 Bedroom, 1 Bath, Living Room, Dining Room, Kitchen
Upper Level:	1 Bedroom, 1 Bath, 1 Master Suite



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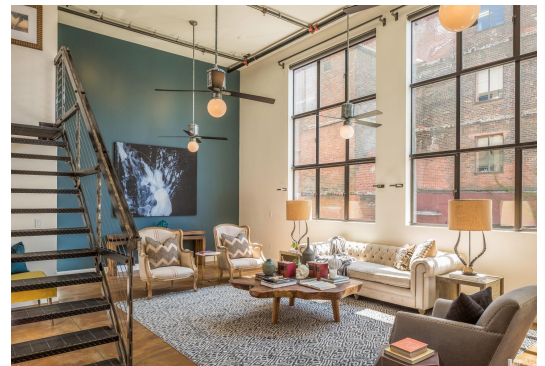
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Laundry Appliances: Washer/Dryer, In Laundry Room
Of Parking Spaces: 1
Total # Of Rooms: 0
Of Units: 18
Other Room(S): Office, Laundry Room
Parking Access: Independent
Parking Features: Attached, Interior Access, Automatic Door, Private, Garage
HOA Fee Paid: Monthly
Parking Type: Designated On Site
Parking: Attached, Interior Access, Automatic Door, Private, Garage
Shopping: 2 Blocks
Style: Modern/High Tech
Transportation: 2 Blocks
Type: Live/Work, Mid-Rise (4-8), Unit Above, End Unit, 2 Level, Luxury
Zoning: SLI
Cross Street Address: Townsend



OPEN HOUSES

Start Time:	End Time:	Comments:
09-03-2017 02:00 PM	09-03-2017 04:00 PM	

DISCLAIMER:

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Property Last Updated: August 31, 2017 05:18 PM

