



COLDWELL BANKER
PREVIEWS
INTERNATIONAL

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Park Avenue Style on Nob Hill



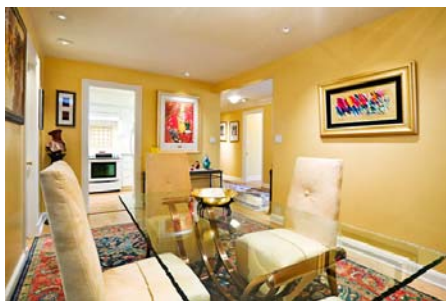
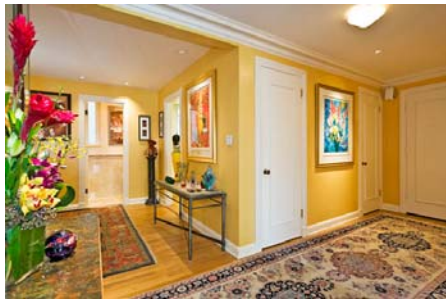
This spacious and elegant one bedroom, one and a half bath condominium features formal dining room, wood burning fireplace, some Bay and City views, hardwood floors, moldings and a wonderfully large living room, fabulous for entertaining, as well as every day living. Located in "The Francesca", a fabulous Art-Deco era doorman building, this wonderful city residence combines the glamour and architectural detail of another era with a contemporary City lifestyle.

850 Powell Street #402

\$698,000

TRI Coldwell Banker and Warwick Properties Group believe 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. TRI Coldwell Banker Independently Owned and Operated by NRT Inc.

*850 Powell Street #402
San Francisco, California*



Features of this sophisticated City residence include:

- ❖ An elegant **entrance hall** with mirrored wall which opens on each side to the living room and dining room
- ❖ A huge, bright and airy **living room** with wood burning fireplace, hardwood floors, recessed lighting, moldings and some views of the Bay, Treasure Island, City and East Bay
- ❖ The elegant proportioned **formal dining room** features a curved wall and vintage mid-century chandelier
- ❖ Off the living room is a very large closet, currently being used as a **home office**
- ❖ The bright **remodeled kitchen** has granite counter, tile back splash, Bosch dishwasher, five burner flat-top range with oven, recessed lighting and a South window
- ❖ Chic marble **powder room** with pedestal sink
- ❖ The comfortable **master suite** has some Bay views, closet with built-ins and a **marble bath** with shower/tub and decorative alcove
- ❖ A large **walk in closet** and coat closet off the entrance hall provide additional storage

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**850 Powell Street #402
San Francisco, California**

❖ With an exciting New York style location on one of the City's most architecturally distinguished blocks, this gracious and elegant condominium residence enjoys close proximity to world-class shopping, restaurants, theaters and hotels, as well as the Financial District, SOMA, Union Square, North Beach and Chinatown- ideal for enjoying all the cultural, entertainment and business amenities for which San Francisco is world famous.



HOA Dues: \$884.00 per month includes water, garbage, heat, insurance, maintenance, reserves, doorman and professional property management. Parking is available in the building's garage on a seniority basis as per the rules of the Francesca Homeowner Associations for \$225.00 per month.



To Show: By appointment only with the Exclusive Listing Agents:

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