



COLDWELL BANKER
PREVIEWS
INTERNATIONAL

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*Fabulous Russian Hill Remodeled Condo
with
Bay Views and Private Garden*



Located on a lovely tree-lined block on Russian Hill near the iconic Art institute building, this four bedroom, three and one half bath remodeled unit features 3 fireplaces (1 woodburning, 1 gas and 1 decorative), six skylights, huge storage room, 2 washers and dryers, deck, private patio and garden. Located in a charming two unit Victorian building, this unit combines beautiful original architectural detailing combined with a tasteful contemporary remodel.

890 Chestnut Street

\$1,995,000

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.

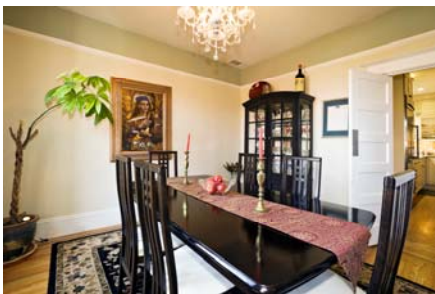


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Features of this charming residence include:

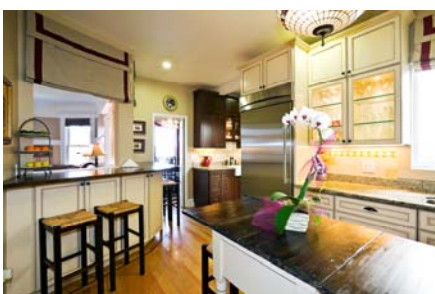
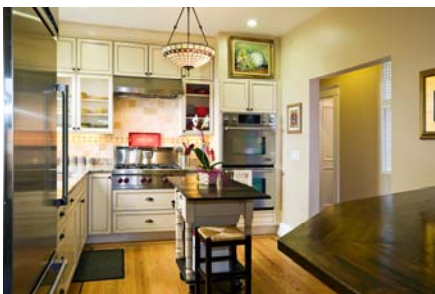
Main Level:

- ❖ The large **living room** features hardwood floors with inlay, picture moldings, decorative fireplace and coved ceilings
- ❖ The charming **formal dining room** enjoys some lovely Bay views
- ❖ The cozy **family room** off the kitchen features a woodburning fireplace, some Bay views and original built-ins
- ❖ The beautifully remodeled **gourmet chef's kitchen** has hardwood floors with inlay, granite counters three sinks, stainless appliances (including Thermador refrigerator, Jenn-air double oven, and six-burner Wolf gas range with hood), custom cherry and hand-painted cabinetry, wine rack, walk-in pantry, and a pass-through to the family room
- ❖ **Guest bedroom** with Bay window and greenery outlooks
- ❖ A chic black and white marble **guest bath** completes this level of the home



Upper Level:

- ❖ A beautifully serene **master suite** with picture postcard views of Alcatraz, Bay and Angel Island, peaked ceilings, ebonize softwood floors, balcony, stainless gas fireplace with granite surround and five closets; the luxurious spa-like **master bath** features a two person jacuzzi tub, double sinks and a two person walk-in shower with glass tile, and slate flooring
- ❖ The **second bedroom** enjoys a marble bath with skylight and shower-tub



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- ❖ The **laundry closet** has a side-by-side stainless LG washer and dryer

Lower Level:

- ❖ This charming separate guest quarter includes an open living/ dining space, kitchenette, bath, closet with washer/dryer, and sliding glass doors to a redwood deck and enchanting "Tales of the City"-like garden with peek-a-boo views of the Bay. (Note: bathtub, stove and dishwasher on this level not warranted by Seller)

Note: Two independent full-sized car parking spots are available at 900 Chestnut for \$250 per month each

HOA Dues: \$287.00 per month includes water, sewer, common area electricity and maintenance; garbage and insurance are paid separately; the insurance is paid twice a year based on ownership percentage, currently $\$5,234 \times 69.94\% = \$3,660.60$ per year

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

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