



COLDWELL BANKER  
PREVIEWS  
INTERNATIONAL

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## *Unique and Fabulous Buena Vista Designer View Home Plus Units*



*Located on a lovely tree-lined street just one block from Buena Vista Park, this unique three unit building consists of a three bedroom, 2 bath owner's unit with spectacular views and extraordinary architectural detail combined with exquisitely remodeled kitchen and baths, plus two income units and four car parking. Featuring a highly sought-after location very close to Buena Vista Park and all the popular dining, shopping and entertainment attractions of Upper Market, this property offers a great opportunity to purchase a fabulous residence plus income.*

*89 Alpine Terrace*

*Offered at \$3,295,000*

**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.**



*89 Alpine Terrace  
San Francisco, California*

*Features of the Owner's Unit (89 Alpine Terrace):*

*Upper Level:*

- ✦ A Granite and marble *staircase* with an antique iron railing from a classic downtown San Francisco building leads to a bright and airy *foyer* with marble and glass flooring, 3 skylights and columns
- ✦ The fabulous open *living/dining* space features sweeping views of the City Skyline, Downtown, East Bay Hills, Bay and such landmarks as City Hall and the Pyramid. Antique mirrored panels from a French consulate and circa-1850's columns and pilasters frame the large bank of windows and create a spectacular frame for each vista. Marble floors and baseboards, along with a Victorian marble fireplace mantel and lush banquette seating in the dining area add further to the sensational architectural ambience
- ✦ A marble *wet bar* off the living has an under-the-counter refrigerator
- ✦ The light-filled *kitchen* has a south window, two skylights, black and white marble checkerboard flooring, recycled marble counter tops and back splash, six-burner Viking Professional range and stove with hood, Sub-Zero refrigerator, glass cabinets made from salvaged windows and under-the-cabinet flat-screen TV.
- ✦ The *master bedroom suite* features marble flooring, mirrored built-ins and a luxurious marble bath with separate shower and tub, double sinks, as well as City and Bay views; there is also a large separate walk-in closet
- ✦ The *second bedroom* also has marble flooring and enjoys some Park views
- ✦ A striking *second bathroom* features a floating glass sink and walk-in shower with bench



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*89 Alpine Terrace  
San Francisco, California*

*Lower Level:*



✦ The **front parlor/library** enjoys a fireplace with Victorian mantel, walls paneled in antique mirrors from a French consulate, gorgeous hardwood floors, classic moldings and a Bay window with Park views

✦ The **front hallway** features black and white checkerboard marble flooring and bookcases enclosed by antique Victorian windows



✦ The third **bedroom/media room** enjoys hardwood floors, lead glass paned cabinets, paneling from antique pocket doors and moldings from a church

✦ A cozy **den area** also has black and white checkerboard marble flooring, built-in bookcases and glass ceiling

*The Income Units*



✦ **832 Duboce:** One bedroom, one bath, views, currently rented for \$2,495 per month

✦ **834 Duboce:** Two bedrooms, one bath, two parking, currently rented for \$2,200 per month



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

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