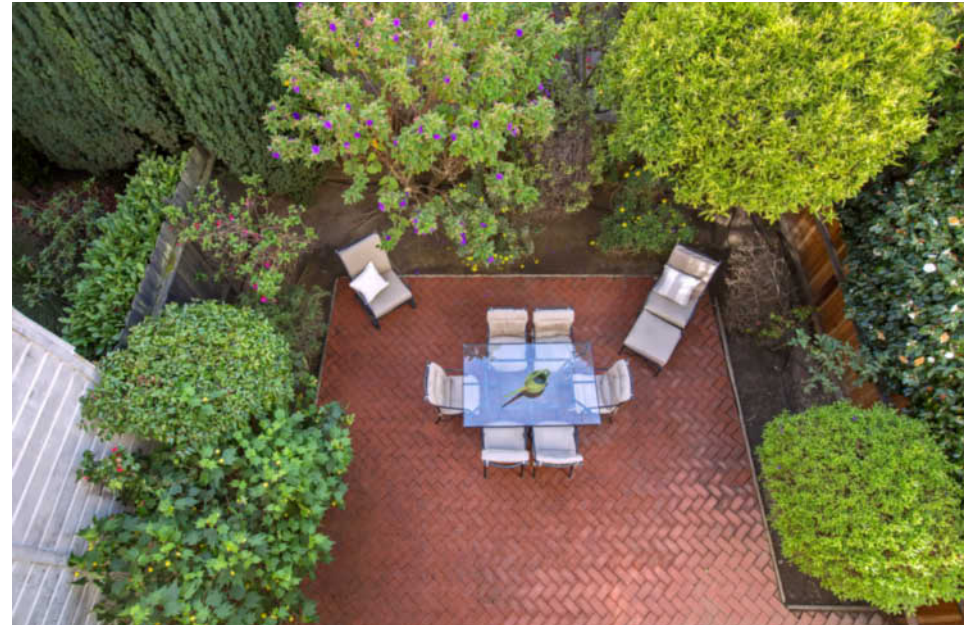




MARINA LIGHT-FILLED UPPER FLAT WITH DECK
255 Mallorca Way, San Francisco, CA 94123

Sotheby's
INTERNATIONAL REALTY



On Best Block of Mallorca

Offered at \$1,325,000

2 bedrooms, 1.5 baths, 1 parking

Eat-in gas kitchen

Washer/dryer in unit

Bonus room at ground level

Shared garden and patio

Deck off bd2, plus roof deck rights



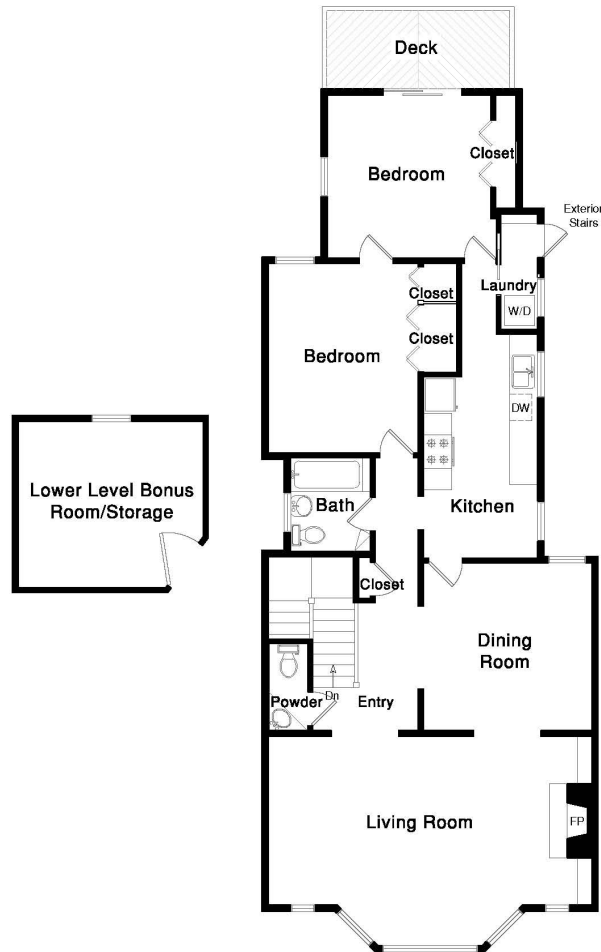
Enjoy the best of life in the Marina. 255 Mallorca is ideally located at the curve of the last and widest block of Mallorca Way where this top floor condominium enjoys abundant light and is set back from the street. Convenient to Chestnut Street as well as the Marina Greens, it enjoys a Walkscore of 93.

The eat-in kitchen features stainless steel appliances, wood cabinets and granite counters. The washer and dryer are located adjacent to the kitchen. There are two bedrooms, one of which opens to a west-facing deck overlooking the shared garden. The hall bath has shower over tub and white tiles.

The formal living room spans the entire eastern front of the building, with windows to take advantage of the lovely eastern light. Its wood-burning original fireplace is flanked with built-in bookcases. The room opens to a formal dining room with chic, stylish chandelier. The powder room is located off the foyer. Lightly hued hardwood floors are found throughout the residence.

Deeded to #255 is a bonus room at ground level with a window looking out to the shared garden and patio; this room offers a wide variety of options from an exercise studio to storage or possibly even a small home office. Parking is one car independent in the garage (left/south side).

255 Mallorca Way



Offered at \$1,325,000



Member, Top Agent Network
Top 1% citywide
CalBRE: 01756452
WEB: 0087104

NEIGHBORHOOD

The vibrant Marina Districts enjoy access to both nature's beauty and the thriving neighborhood streets of Chestnut, Fillmore and Union, offering some of the City's most wonderful shopping and restaurants as well as exercise options.

Neighborhood residents enjoy the Marina Greens, Moscone Recreation Center, Crissy Field with promenade leading to the base of the Golden Gate Bridge, the Saint Francis Yacht Club and Palace of Fine Arts. The Presidio National Recreation Area, with its sport facilities and trails, is a favorite. Fort Mason's Sunday Farmer's Market, plus its art galleries and special events venues, are major plusses for the neighborhood.

REMARKS

- Approx. 1340 square feet full flat per floor plan technician plus deeded unconditioned living space bonus room of approx. 165 sf. Neither Seller nor Broker warrant; buyers are advised to investigate.

- Pet policy allows for two domestic 4-legged animals, dogs and/or cats, no weight restriction. See CC&Rs.
- HOA expenses are paid ad hoc with #255 paying 54.31% of the total. Shared expenses are building insurance, refuse collection, water and gardener; average per month is \$227 for #255; this is exclusive of repairs as needed.
- The lower flat is owner occupied.

www.255Mallorca.com

Rebecca Schumacher

415.928.3800
rebecca.schumacher@sothebyshomes.com

San Francisco Brokerage
117 Greenwich Street, San Francisco, CA 94111
schumacherproperties.com

FSC logo will appear here

© MMXV Sotheby's International Realty, Inc. All Rights Reserved. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. This offering is subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. Real estate agents affiliated with Sotheby's International Realty, Inc. are independent contractor sales associates and are not employees of Sotheby's International Realty, Inc. Equal housing opportunity. SP

Sotheby's
INTERNATIONAL REALTY