



## SOPHISTICATION & CITY VIEWS

Nob Hill | 1776 Sacramento Street, #401 | San Francisco, CA

**Sotheby's**  
INTERNATIONAL REALTY

## 1776 Sacramento Street, #401

- 1 spacious bedroom, 1 bath
- 2016 updated gas kitchen
- Large living room with gas fireplace, dining area
- Washer & dryer in unit
- 1 car parking, deeded storage closet
- Roof deck with Cityscape views (common area); elevator
- 964 square feet\*, 1030 per floor plan tech's assessment

Thoughtfully and tastefully upgraded in 2016 and flooded with natural light, this spacious condo offers Cityscape views, comfort and convenience in an elevator building. Situated at the end of a beautifully manicured garden courtyard overlooking the City, this condominium is located just steps from one of San Francisco's vibrant and thriving shopping/dining areas. The proximity to the historic Cable Car, tech buses, MUNI and commuter shuttles have earned this residence a WalkScore of 98 and a TransitScore of 96. Whole Foods and Lafayette Park are nearby.

The residence offers sophistication and elegance thanks to the 2016 upgrades including wide-planked oak flooring, complimentary paint colors, matte grey resurfaced tiles on the living room gas fireplace and modernized lighting throughout. In addition, the gas kitchen enjoys all new stainless steel appliances, including an under-mounted wine

refrigerator. Its bar height counter is open to the dining area providing a natural flow for conversation and entertaining.

The spacious bedroom offers Cityscape outlooks from the desk area surrounded by large, angled windows. The tiled full bath offers both a shower stall and separate tub. A new washer/dryer in the hall closet and three additional closets complete the unit.

Dramatic City lights views of Russian Hill and Nob Hill can be enjoyed from the shared roof deck. The common area also includes lovely and impeccably maintained courtyards. The building is secured with intercom entry and building surveillance. One-car parking and deeded storage closet add to the features of this sophisticated Nob Hill condo.

### REMARKS

- \*964 square feet per tax record. Neither seller nor broker warrant square footage; buyers are advised to investigate.
- \$638.40 HOA monthly dues include professional management, building insurance, building security system, landscaping service, water and garbage, common area electric, building maintenance and reserves.
- Pet Policy: 2 domestic animals are allowed.
- The 1776 Sacramento Condominiums were built in 1992. There are 51 units in total.

Offered for \$958,000

[www.1776Sacramento.com](http://www.1776Sacramento.com)



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