

# VIBRANT MARINA LIVING – SUPERB LOCATION

3354 LAGUNA STREET #1 | MARINA DISTRICT

Offered for \$998,000

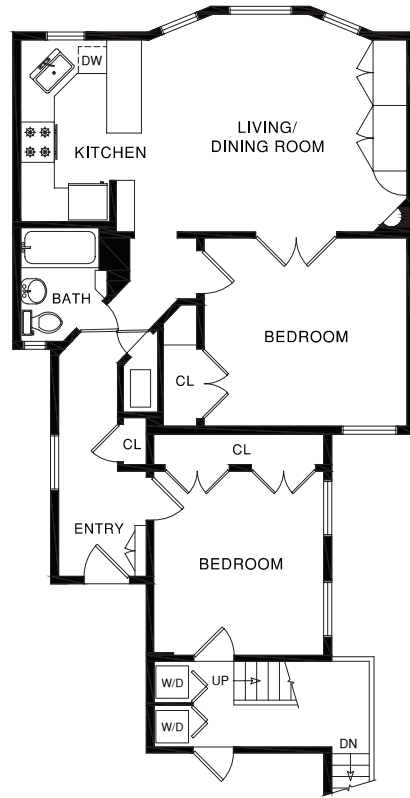


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INTERNATIONAL REALTY

## 3354Laguna1.com

Two bedrooms, one bath  
Open floor plan  
Gas kitchen, granite counters  
Washer/ dryer  
Shared patio & garden  
1 car parking in garage  
Storage closet  
HOA dues: \$250  
Tech shuttles nearby  
Walk Score of 93



## schumacherproperties.com

Wall Street Journal/REAL Trends 2017 Top 250 Luxury  
Real Estate Professionals in US by Sales Volume



### REBECCA SCHUMACHER

Listing Agent

415.928.3800

rebecca.schumacher@sothebyshomes.com

BRE #01756452



### KAREN DIEMOZ

Showing Agent

415.770.8100

karen.diemoz@sothebyshomes.com

BRE #01979852

3354 Laguna #1 is located in the heart of the finest that the Marina has to offer. Shopping and dining on Chestnut, the Moscone Recreation Center and Fort Mason are nearby this lovely 1920's classically appointed four-unit TIC building. The contemporary kitchen features newly painted cabinets and stainless-steel appliances. It opens nicely into the living room with custom built-in cabinetry that creates an easy and optimal open floorplan.

There are two spacious bedrooms, each with abundant closet space and large windows to maximize natural light. The full bath is nicely appointed with neutral finishes and shower/ tub combination. The laundry is accessed just outside the second bedroom.

New custom lighting and painting throughout the residence modernize and enhance its character and charm. Hardwood floors are found throughout.

The shared garden is easily accessible and can be viewed from the large living room windows. One car garage parking and an ample storage closet round out the many fine features.

With a Walk Score of 93 and the peaceful orientation in the back of the building, this residence has achieved a harmonious blend of both convenience and calmness. While in the Marina, 3354 Laguna is NOT in a liquefaction zone.

### NEIGHBORHOOD

The vibrant Marina District enjoys access to the thriving neighborhood of Chestnut, which along with nearby Fillmore, Union and Polk Streets offers some of the City's most wonderful shopping and restaurants. Fort Mason's cliff-side path offers spectacular views of the Bay and Golden Gate Bridge while leading to Aquatic park. Other Marina attractions include the Palace of Fine Arts, Marina Greens, St. Francis Yacht Club and Crissy field with promenade leading to the base of the Golden Gate Bridge. The Presidio National Recreation Area, with its sports facilities and trails, is enjoyed by many Marina residents. Moscone Center, located directly across the street, includes an indoor gym, community rooms, basketball court, two tennis courts, four baseball diamonds, a putting green and a fully renovated playground.

### REMARKS

- Square footage of 785 is per floor plan tech. Neither Seller nor Buyer warrant square footage; Buyers are advised to investigate.
- Pet policy allows for two domesticated four-legged pets
- HOA dues are \$323.00 per month and includes garbage, water, maintenance of garden & building, insurance for building & reserves
- 2008 Sirkin TIC Agreement
- Individual, fractional loans are available from a variety of strong lenders

Please contact Karen Diemoz on our team for private showings.  
415.770.8100, karen.diemoz@sothebyshomes.com