

TRULY EXCEPTIONAL CONTEMPORARY
CONDOMINIUM with BAY VIEWS
Cow Hollow

2742 FILBERT STREET
San Francisco, California 94123

www.2742FilbertStreet.com



Offered at \$2,100,000
Total renovation 2007
Kitchen/dining/family room

2 bedrooms, 2.5 baths, 1 car parking
View terrace, patio, landscaped yard/garden
Washer/dryer; fireplace

Schumacher Properties
Wise Investing, Inspired Living

Rebecca Schumacher
Direct: 415.928.3800
rebecca.schumacher@sothebyshomes.com
www.schumacherproperties.com

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2742 Filbert Street

2742 Filbert is undeniably one of the most outstanding north side condominium residences. IT HAS IT ALL – Bay views from the kitchen/family room and large terrace; beautifully chosen and executed contemporary finishes; private landscaped patio and yard; and an A+ western Cow Hollow location.

Flooded with natural light, this is the lower unit in a 2-unit building that was extensively renovated in 2007 with top-quality craftsmanship, high-end appliances, superb materials and recessed lighting throughout. Further upgrades were then made in 2011 to the gourmet gas kitchen with its white, crackle finish, subway tiles and soapstone counters; Wolf cooktop; Miele oven, microwave and dishwasher; double door SubZero refrig plus wine refrig, pantry and island for socializing. Interior doors are solid walnut and complement the wide plank floors.

Perfect for entertaining or quiet enjoyment, the main floor is truly spectacular thanks to the open and flexible floor plan allowing for dining and family room use surrounding the kitchen. Step directly out to a large terrace to enjoy the Bay and Palace of Fine Arts views; continue down the stairs directly to the patio and yard. The south-facing living room includes a gas fireplace adding to the warmth of the atmosphere. A limestone powder room and additional storage complete this floor.

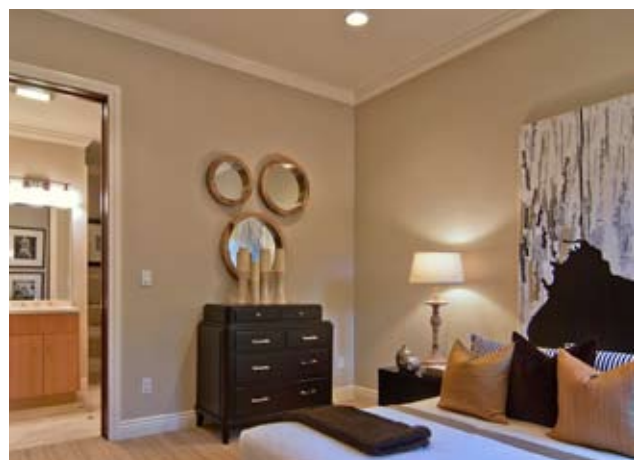
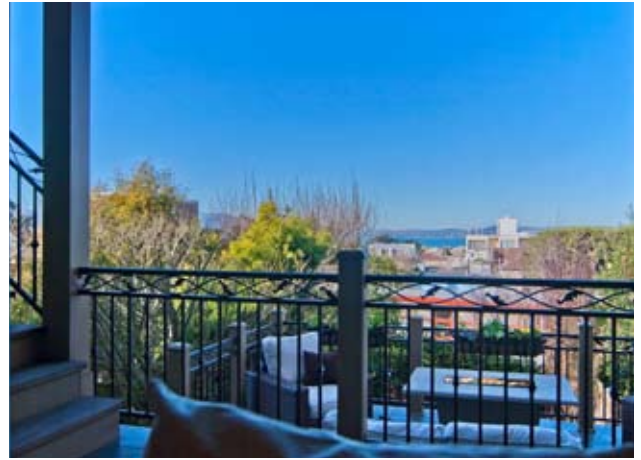
This 2-level house-like residence includes two private, serene bedroom suites, each with walk-in closets. The spacious master suite opens through French doors to the patio and private, lushly landscaped yard. The limestone clad master bath includes two sinks, oversized jetted tub and separate shower stall. There is direct access from the garage to this level that also includes the washer/dryer and additional storage. One-car parking is the right (east) portion of the garage. Additional street parking is typically readily available in this block.

The residence is centrally located near both the Union and Chestnut Streets' shopping and dining options. For natural beauty and outdoor activities, 2742 Filbert is just a short distance to the Presidio, Marina Greens, St. Francis Yacht Club and Crissy Field.

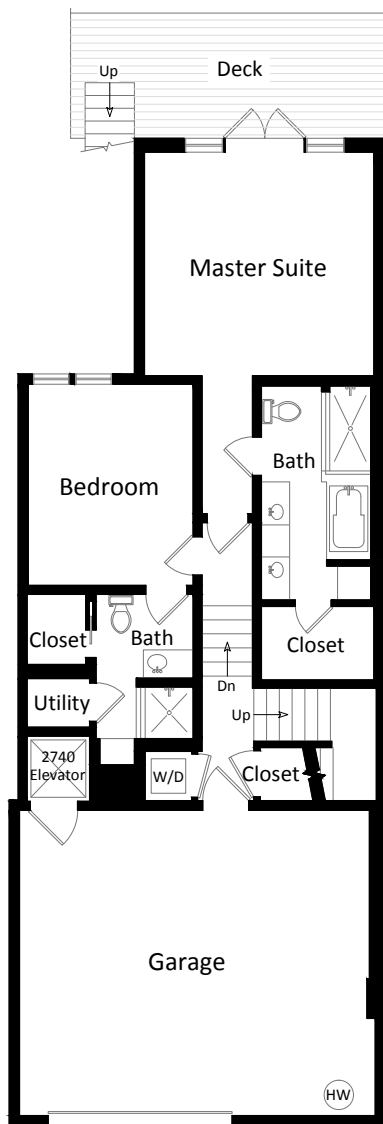
REMARKS

- Pet policy allows for two 4-legged pets, cats or dogs, plus birds and fish.
- Flat screen TV in the family room is included in the sale.
- HOA dues of \$239.50 per month include refuse collection and water; building insurance and ad hoc repairs are paid out of pocket.
- Please submit offers on SFAR contract with letter of financial capability/lender pre-approval and signed Disclosure Package.
- Disclosure Package electronic copy is available from the listing agent upon request.

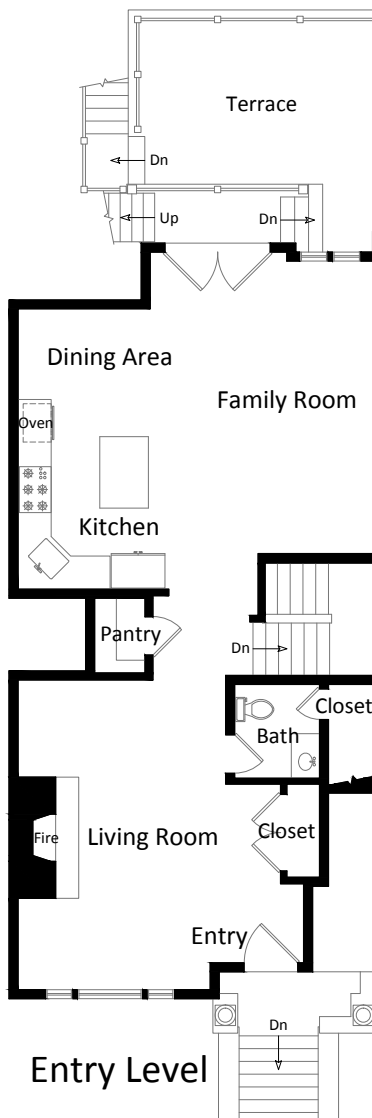
See reverse side for floor plans.



2742 Filbert Street



Lower Level



Entry Level

PLEASE CONTACT:

Rebecca Schumacher, Listing Agent, Realtor®

Direct + Mobile: 415 928 3800

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rebecca.schumacher@sothebyshomes.com

www.schumacherproperties.com

DRE #01756452

Sarah Schnepf, Realtor®

Licensed Assistant to Rebecca

Direct: 415 901 1759 / Mobile: 415 596 7244

sarah.schnepf@sothebyshomes.com

www.schumacherproperties.com

DRE #01714260



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117 Greenwich Street
San Francisco, CA 94111

