

CHIC & CLASSIC TOP FLOOR CONDOMINIUM

2801 Jackson Street, No. 304
Pacific Heights
San Francisco, CA 94115

www.2801Jackson.com



2 bedrooms, 1 bath
1 car parking in its own garage
Monthly HOA condo dues of \$650*

Wood-burning fireplace
Hardwood floors throughout
Built 1906, 12 units

Offered at \$1,198,000

Schumacher Properties

Wise Investing, Inspired Living

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Sotheby's

INTERNATIONAL REALTY

2801 Jackson Street, No. 304



2801 Jackson Street No. 304 enjoys the top floor of the northeast corner of a truly classic Pacific Heights Edwardian building. Offering fabulous style and generously proportioned rooms, the residence is flooded with natural light. Beautiful hardwood floors, wooden shutters, divided light casement windows, high ceilings and lovely moldings provide a unifying aesthetic.



A wide hallway leads to the large living room with walls of windows on two sides. The wood burning marble fireplace with gas starter is flanked by furniture-quality recessed white cabinets with atmospheric lighting. The eastern windows enjoy outlooks onto the street trees now coming into leaf. Open to the living room through a massive doorway, the formal dining room is ideal for entertaining. The chandelier is transitional with Edison bulbs.



The gas kitchen with black granite counters, mirrored backsplash, white painted wood cabinets, stainless steel appliances and west window is an intelligently planned galley style. It works!

The chic white and grey marble bath is directly across the hall from the two north-facing bedrooms that face Jackson Street. The bath, with its elegant black and white wallpaper, white cabinetry and shower stall is completed with a crystal and brass chandelier.



Residence No. 304 has the exclusive use of a private garage, with its own storage, on the west side of the building. The common areas of the building are attractive and well kept; the laundry for building use is on the ground floor.

One block east on Jackson Street is Alta Plaza Park, the crown jewel of Pacific Heights. Terraced, enjoying views in all directions and complete with tennis courts and a superb children's playground, Alta Plaza is a lovely park on one's way to the bustling and sophisticated Fillmore Street. High-end restaurants and shops, Pets Unlimited,

Mollie Stone's Market, The Clay Theatre, Sundance Kabuki Theatre (with reserved seats and cocktails), line what is inarguably the best neighborhood street on the north side. Sacramento and Divisadero Street's shops and restaurants are also nearby. The Walk Score for 2801 Jackson is an excellent 91.

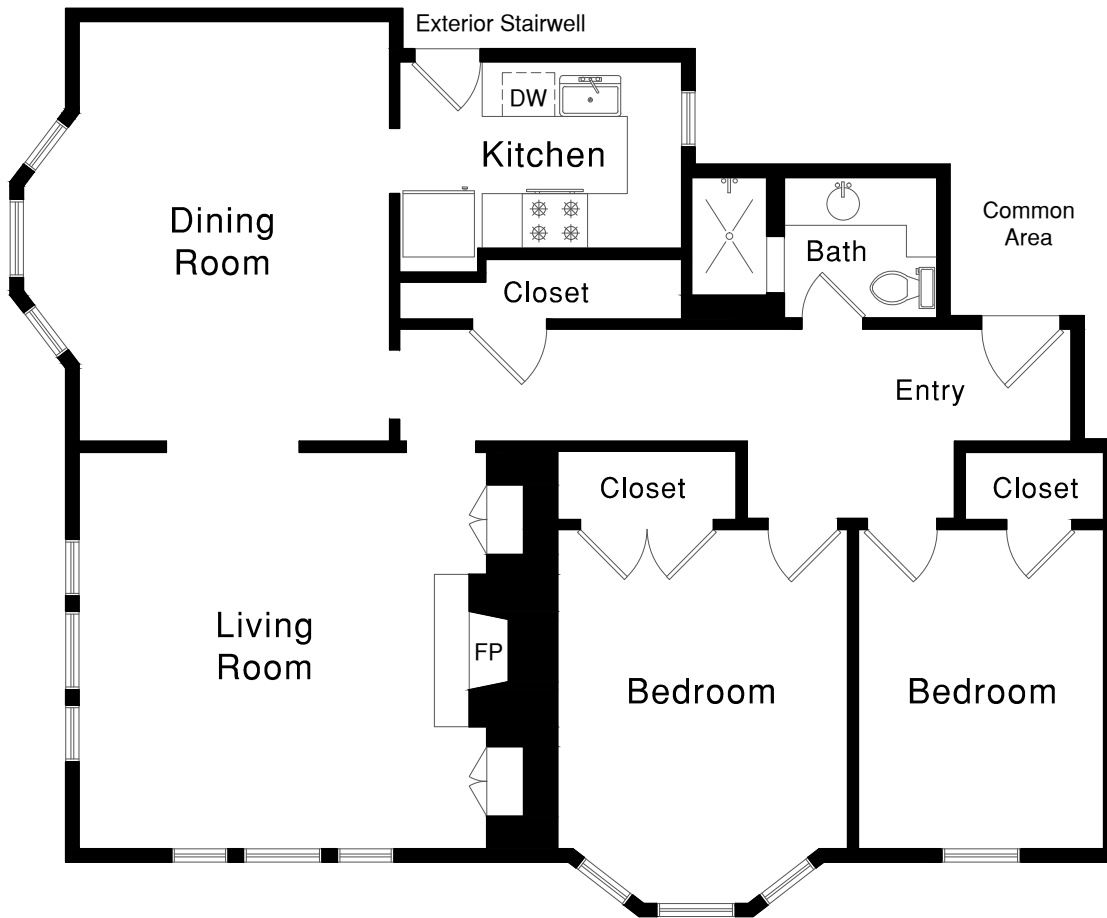
Remarks

- Pet policy allows for one dog or cat, up to 20 pounds. Fish and birds are also allowed. (See House Rules).
- 2801 Jackson is a no-smoking building.
- * HOA dues of \$650 per month include refuse collection, water, steam heat, building & HOA insurance, outside professional management, building & grounds maintenance, landscaping, common area electric and a contribution to reserves. Individual unit owners pay PG&E, internet and cable.
- Living room and bedroom flat screen TVs are excluded from the sale.
- Escrow is open with Fidelity National Title, Ms. Kelley Lillis, 2001 Union Street.
- Disclosure Package electronic copy is available from the listing agent upon request.

See reverse side for floor plans.



2801 Jackson Street #304



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*Based upon number of transactions and sales volume of all Brokerages, per SF Association of Realtors MLS 2013.

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