

CLASSIC FRANCISCO PALMS
Renovated Residence with Partial Views

MARINA DISTRICT

1241 Francisco Street
San Francisco, CA 94123
www.1241francisco.com



3 bedrooms, 1.5 baths, 2 car sbs parking
Renovated 2007
Monthly HOA dues of \$645

Approximately 1426-1475 square feet*
Washer/dryer in unit, 2 storage areas
Common courtyard & gardens

Offered at \$1,190,000

Schumacher Properties
Wise Investing, Inspired Living

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Sotheby's
INTERNATIONAL REALTY

1241 Francisco Street



1241 Francisco is a rarely available top floor residence at the treasured Francisco Palms, a 17-unit TIC property in the Marina. The welcoming and beautifully landscaped courtyard, flanked by palm trees, leads to the classic residences housed in several humanly-scaled buildings. The location is NOT in a liquefaction zone and enjoys a Walkscore of 94.



The spacious flat has been renovated to preserve the original 1923 details while introducing contemporary touches. Significant moldings, lovely walnut-stained hardwood floors, dark matchstick shades, and carefully edited kitchen and baths all contribute to a consistent aesthetic. The residence is flooded with natural light from windows on three sides.



The outlooks are lovely, and glimpses of the Golden Gate Bridge and Marin Headlands can be seen from the living room. Floor plan flexibility was introduced by the current owners who created a wide doorway with French doors between the living room and the large adjacent bedroom, allowing for alternative use as a formal dining room. See floor plan included with this statement.



The kitchen offers a movable island with seating for 3+, slate floors, white wood cabinetry with pantry, white subway tiles, honed black granite counters, stainless steel appliances and gas cooking. The washer/dryer is housed behind doors in a kitchen cabinet. The full and half baths are finished with white subway tiles, premium fixtures and classic vintage-style white floor tiling.

Parking is superb – two generous side by side spaces, accompanied by two storage areas. The southern end of the common courtyard includes an entertaining area and shared BBQ.

Neighborhood

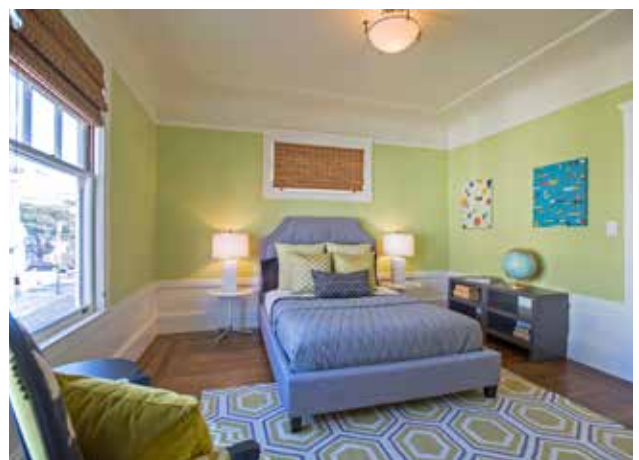
The vibrant Marina District enjoys access to both nature's beauty and the thriving neighborhood street of Chestnut, which along with nearby Fillmore, Union and Polk Streets, offers some of the City's most wonderful shopping and restaurants.

The Francisco Palms enjoys easy access to Fort Mason and its Great Meadow with cliff-side path offering spectacular views of the Bay and Golden Gate Bridge while leading to Aquatic Park. Fort Mason's Sunday Farmer's Market, plus its art galleries and special events venues, are major plusses for the neighborhood. Other Marina attractions include the Palace of Fine Art, 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 sport facilities and trails, is enjoyed by many Marina residents.

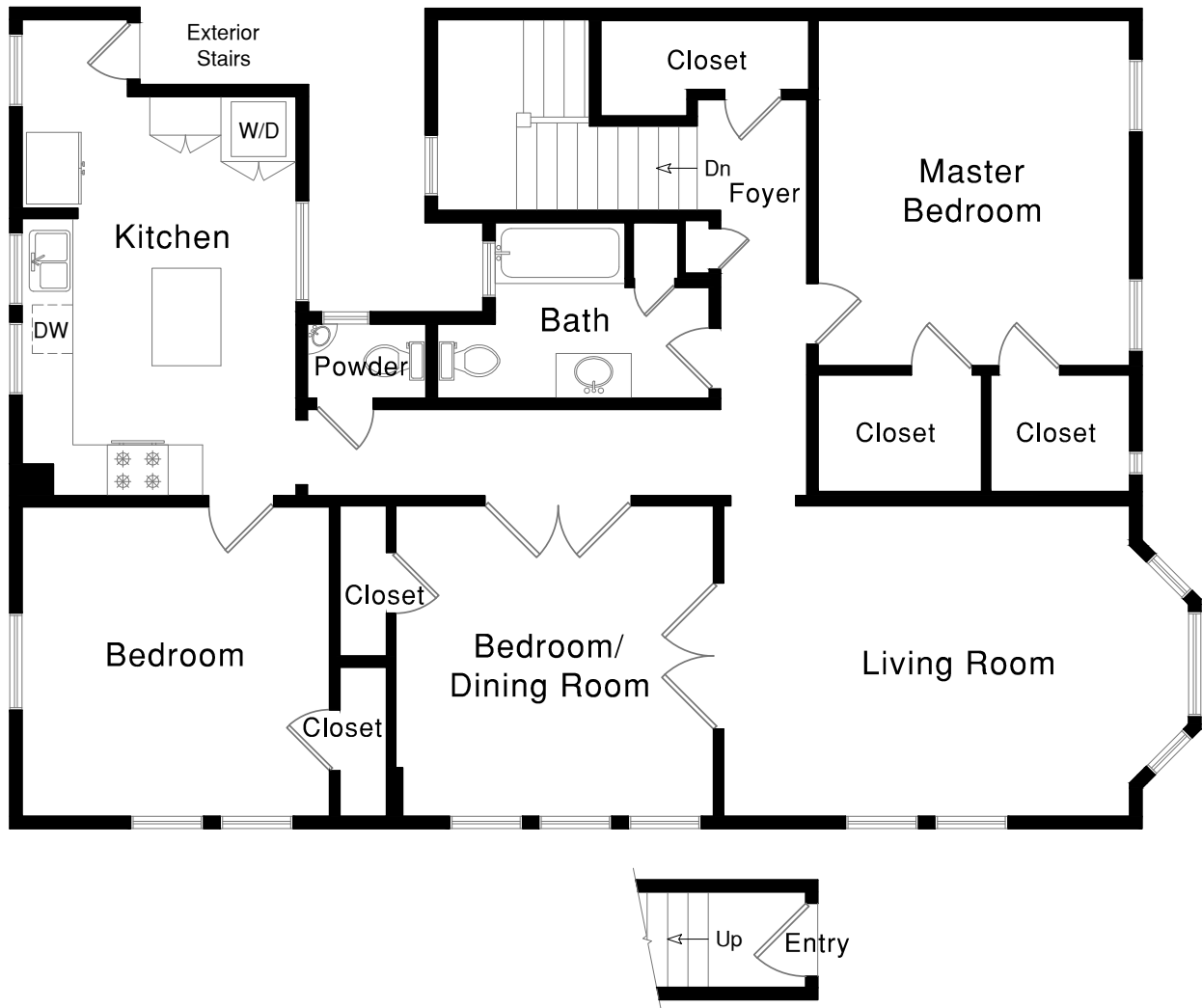
Remarks

- Square footage of 1426* is from the TIC Agreement diagrams. The floor plan technician provided a total of 1475 square feet. Neither seller nor broker warrant square footage; buyers are advised to investigate.
- Pet policy allows for two domestic cats or dogs (maximum individual dog weight of 60 lbs).
- HOA dues include water, steam heat & hot water, refuse collection, building insurance, common area PG&E, general maintenance & gardening, and a contribution to reserves. Each co-tenant's property taxes are also collected monthly by the HOA and are based on purchase price.

See reverse side for floor plans.



1241 Francisco Street



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*Based upon number of transactions and sales volume of all Brokerages, per SF Association of Realtors MLS data 2014. **2007-2014 combined.

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