PRESENTING

Pacific Heights Classic With Bay Views & Garden

Located on a desirable tree-lined block in one of the City's most desirable residential neighborhoods close to the popular shopping, dining and entertainment attractions of Fillmore and Chestnut Street, as well as the natural attractions of the Marina and Presidio Park, this bright and airy Pacific Heights residence enjoys a timeless floorplan ideal for enjoying a casual contemporary indoor/ outdoor lifestyle, as well as for elegant entertaining.

2535 Union Street

www.2535UnionStreet.com

$6,998,000

COLDWELL BANKER

GLOBAL LUXURY®

FABULOUS INDOOR/ OUTDOOR LIVING....

LOVELY BAY VIEWS....

PRIME PACIFIC HEIGHTS LOCATION....

- Four bedrooms, four baths, powder room, two fireplaces, formal dining room, den and laundry room
- 2 car side-by-side garage
- ~3,520 square feet of living space plus ~430 square foot garage as per draftsman; buyer to independently verify
- 4,726 square foot lot; 34.37’ wide by 137.5’ deep as per City of San Francisco
- Access to South patio and garden from main and upper levels

PROPERTY FEATURES

Main Level

- The bright and airy, elegant entrance foyer with classic staircase going to the upper level provides a warm and elegant welcome to the home and is beautifully open to the living and outdoor spaces

- Enjoying windows on three sides, the large-scale living room features hardwood flooring, picture and crown moldings, fireplace with marble surround, and a glimpse of the Bay though the tree-lined street

- The formal dining/ family room features a fireplace, and a floor-to-ceiling Bay Window with glass French doors leading out to the patio and beautiful South-facing garden

- A large kitchen with breakfast area also steps out to the patio through two sets of glass French doors, providing wonderful indoor/ outdoor flow on the main level. Amenities also include granite counters, double sinks plus bar sink, four-burner gas range with griddle, and stainless appliances including double-door refrigerator, double ovens, Bosch dishwasher and granite flooring with hardwood surround- well-suited to cooking, everyday living and entertaining.

- An office/ den with built-in desk and cabinetry completes the main level of the residence

- The lushly landscaped South garden is framed with mature willows other trees, hedges, lawns and flower beds with great southern exposure

Second level

- Enjoying gorgeous views of the Bay, Alcatraz and Angel Island, the spacious master bedroom features a wall of built-ins, plus a cedar-lined closet. The wonderfully bright, sleekly designed master bath is lit by a large skylight and features a glass and laminate vanity with double sinks, step-in glass shower and a stand-alone tub

- The large 2nd bedroom overlooks the garden through large Bay windows and has an en-suite marble bath with tub.

- A 3rd bedroom on this level has double glass doors leading to a South deck and steps down to the garden and is serviced by a 3rd marble bath with glass shower on this level.

Lower level

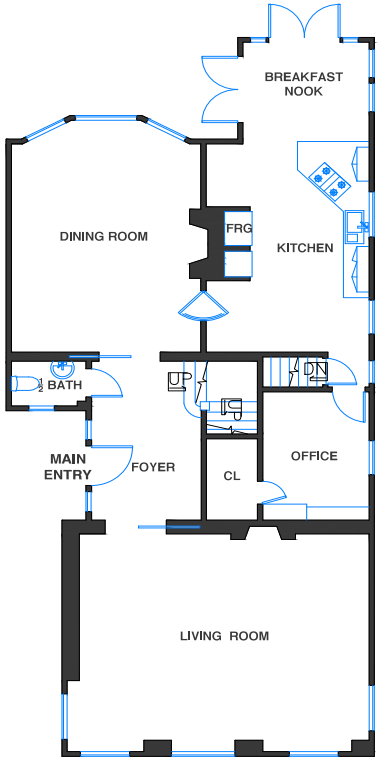
- Featuring a separate entrance, the large downstairs space works well as a combination/ flex use 4th bedroom/ family room, and steps out to a front terrace/ patio overlooking the lovely tree-lined block

- A tiled 4th bath with shower services this level of the home

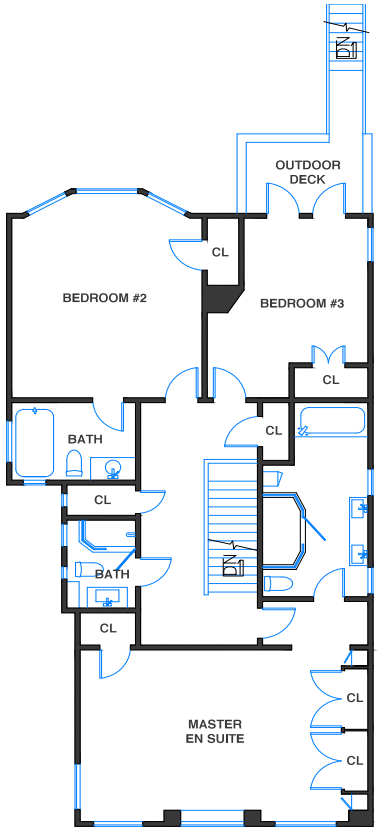
- The good-sized laundry room has a separate sink and ample counter space

- The Mechanical room is alslo located on this level

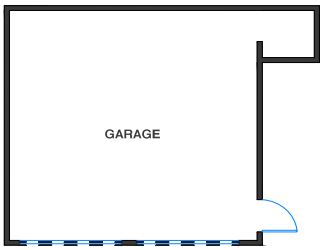
2535 UNION STREET



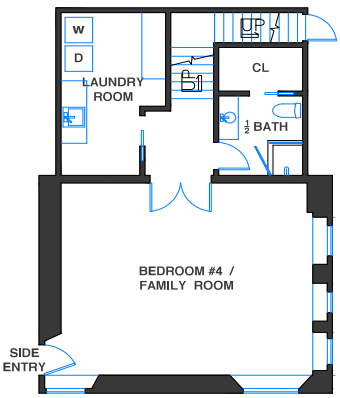
MAIN LEVEL
(APPROX. 1500 SQF)



UPPER LEVEL
(APPROX. 1410 SQF)



GARAGE LEVEL
(APPROX. 430 SQF)



LOWER LEVEL
(APPROX. 650 SQF)

IMPORTANT NOTE: FLOOR PLANS, SQUARE FOOTAGE, AND DIMENSIONS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. A PROSPECTIVE BUYER SHOULD NOT RELY ON THESE PLANS, SQUARE FOOTAGE, AND DIMENSIONS IN MAKING THEIR PURCHASE DECISION AND SHOULD CAREFULLY VERIFY THE ABOVE ITEMS AND ALL OTHER INFORMATION HEREIN.

Pacific Heights

With it's grand, upscale mansions and beautiful parks and views, the City's Pacific Heights neighborhood are where Hollywood goes for cinematic thrills when it wants to film in a spectacular San Francisco location- whether it's a romantic comedy or an action thriller!

Some of the vintage, most grand and large homes in the city can be found in highly affluent Pacific Heights, which features an ample stock of Victorians, Edwardians, Mission Revivals, and homes in the style of French Chateaux and Italian Villas. A few of the former baronial mansions now serve as elite private schools including San Francisco University High School, Drew School, Town School For Boys, and Convent of the Sacred Heart (in the former Flood Mansion).

Scattered among these neighborhood gems are a few coveted, architecturally significant high-rise apartments from the 1920's or so, rising above the stunning streetscapes below.

Pacific Heights has tree-lined streets, gorgeous parks, playgrounds, and being bounded by the Presidio, enjoys easy access to open space and miles of hiking, running, biking trails, tennis courts and golf course. The main shopping areas can be found on Fillmore Street, which runs north and south through Pacific Heights, and Union Street which runs east and west. Slightly further to the north lies commercial Chestnut Street of the adjacent Marina district. These nearby neighborhood commercial strips are home to some of the city's most chic boutiques, shops and choicest restaurants, interspersed with local small service businesses.

ABOUT

Joel Goodrich

OVER $1 Billion Sold

Representing Buyers and Sellers of Luxury Properties in the Finest Residential Neighborhoods

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GLOBAL LUXURY®

One of the San Francisco Bay Area's most prominent luxury real estate agents over the past 25 years with over $1 Billion in sales, Joel Goodrich works closely with clients in the sale and purchase of prominent estates, penthouses and investment properties. He has listed some of the most expensive homes in America, including the historic 35,000 square foot Tobin Clark Estate in Hillsborough and worked on the sale of some of the San Francisco Bay Area's most exceptional properties, several of which have been featured in Architectural Digest and many other design and lifestyle publications.

Joel's listings have also been prominently featured in major media outlets, including the CBS Evening News, CNBC television, Fox Television, Forbes.com, Wall Street Journal, Market Watch, SFLuxe.com, the San Francisco Chronicle, the Nob Hill Gazette, Bloomberg News, SFIS, Haute Living and Gentry Magazine, among others. He has been the #1 agent for the Coldwell Banker Previews International Pacific Heights office in San Francisco for the past 3 years and appeared on the Wall Street Journal/ RealTrends list of the Top Agents in the United States for 2014.

In addition to his high-profile real estate career, Joel was Executive Producer for 2 movies, 2004's Latter Days with Jacqueline Bisset, which premiered at the Toronto Film Festival and 2006's "Adam and Steve" with Parker Pose, which premiered at the Tribeca Film Festival. He has also appeared on 3 Best-Dressed Lists, the Red Carpet at the Grammies, and been a guest at the Chanel Show during Paris Fashion Week. His own personal residence, a penthouse in a classic pre-war Park Avenue-style high-rise on San Francisco's historic Nob Hill, has also been featured in 2 publications.

He has been involved in many philanthropic efforts, from Co-Chairing the amFar Gala, to supporting causes ranging from Raphael House (homeless), SHANTI (a hospice for AIDS and Breast Cancer victims) and cultural institutions such as the Asian Art Museum, the San Francisco Opera and others.

Growing up in the San Francisco Bay Area and Paris, Joel was a competitive figure skater on the national and international level, skated professionally, and was a professional pianist during his college years at the University of California at Berkeley, where he majored in Bio-Medical Science.

Significant Sales & Listings Include:

Residence 950 $40,500,000 | Palacio Oceano $38,000,000 | Seven Stones Winery $35,000,000 | 2900 Broadway $32,000,000 | 3800 Washington $27,000,000 | | The Tobin Clark Estate $23,888,000 | Bel Air Crest Estate $17,800,000 | The Shorenstein Estate $13,650,000 | 2660 Scott Street $13,075,000 | 1 25th Avenue $13,000,000 | Confidential Sale, San Francisco $11,500,000 | 2510 Jackson Street $11,500,000 2505 Divisadero Street $10,100,000 | Pacific Heights Cooperative $10,000,000 | 16 Spruce Street $9,500,000 | 2698 Pacific Avenue $8,500,000 | 925 Addison Avenue $8,400,000 | 2430 Broadway $8,000,000 | 3701 Washington Street $8,000,000 | 2000 Washington Street, Penthouse (2004) $8,000,000 | 2000 Washington Penthouse (2003) $7,900,000 | 210 Beach Road, Belvedere $7,800,000 120 Sea Cliff Avenue $7,500,000

CalRE # 01028702 | (415) 308-8184 | www.JoelGoodrich.com | Joel@JoelGoodrich.com

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