



*Stylish Cow Hollow Townhome*

OFFERED AT \$2,950,000

TRI COLDWELL BANKER SAN FRANCISCO VAN NESS



# 2661 UNION STREET BETWEEN DIVISADERO & BRODERICK



please visit the website at [www.2661union.com](http://www.2661union.com)

*Exquisitely renovated townhome on prime block in Cow Hollow. Rarely available, this three level home, designed by prominent Bay Area architect John Lewis Field, features an open floor plan, 10 – 12 ft ceilings and a beautiful walk-out south garden.*

*B*uilt in 1965. Three bedrooms, three bathrooms, living room, dining room, kitchen with breakfast area, office, laundry room, 2-car tandem garage, driveway, deck, terrace and south garden.

This stylish home features, on the second level, an elegant living room with fireplace, wet bar and French doors opening onto an ironwood deck and lush, green, private walk-out garden; a spacious kitchen with custom rosewood cabinets, granite counters and all new top of the line appliances, including SubZero refrigerator and wine cooler and Wolf Range top and double ovens; a sunny breakfast area with French doors opening to a stone terrace; and a formal, sky-lit dining room is ideally situated for entertaining.

The third level has a spacious master bedroom overlooking the garden; a dressing room with custom, hand-carved rosewood cabinets lined in camphor wood; a second bedroom and an office, both with Palace of Fine Arts and Fort Baker views; and two bathrooms.

On the lower level is a spacious room designed for flexible use as a bedroom, family room or office, opening onto a separate patio with garden access. A bath, laundry room and two-car tandem garage with built-in storage and interior access complete this level.

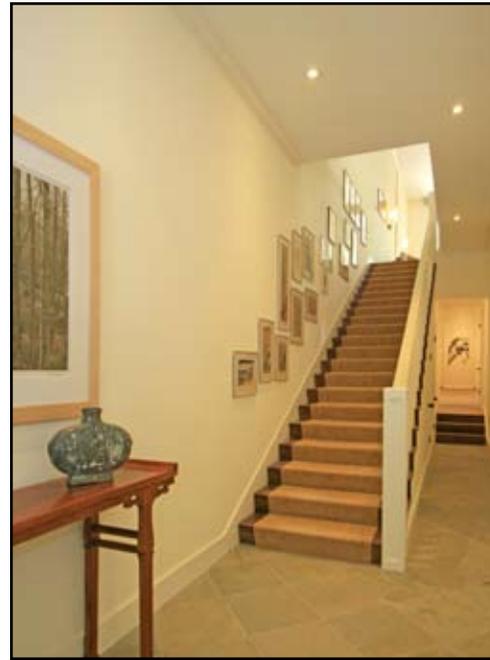
Features include beautiful hardwood floors, floor-to-ceiling windows and doors; recessed lighting; custom cabinetry and mouldings throughout; phone, Ethernet and TV cable jacks; and ADT security system; Siedle entry system; outdoor lighting and automatic irrigation system.

Note: This property is a condominium because it shares a lot and common wall with 2663 Union Street. However, there is no homeowner's association,

dues or shared common areas.

Taxes: To be reassessed upon sale; currently expected to be approximately 1.140% of the purchase price.

Note: Prospective buyers are advised to review, prior to making an offer, the "Disclosure Package", on file with the listing agent.



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**PRESENTED EXCLUSIVELY BY:**

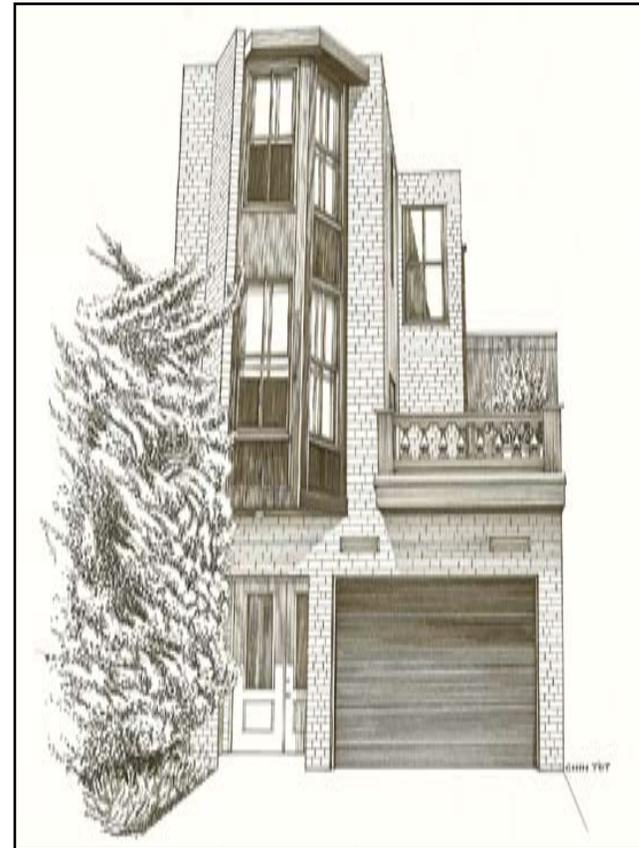
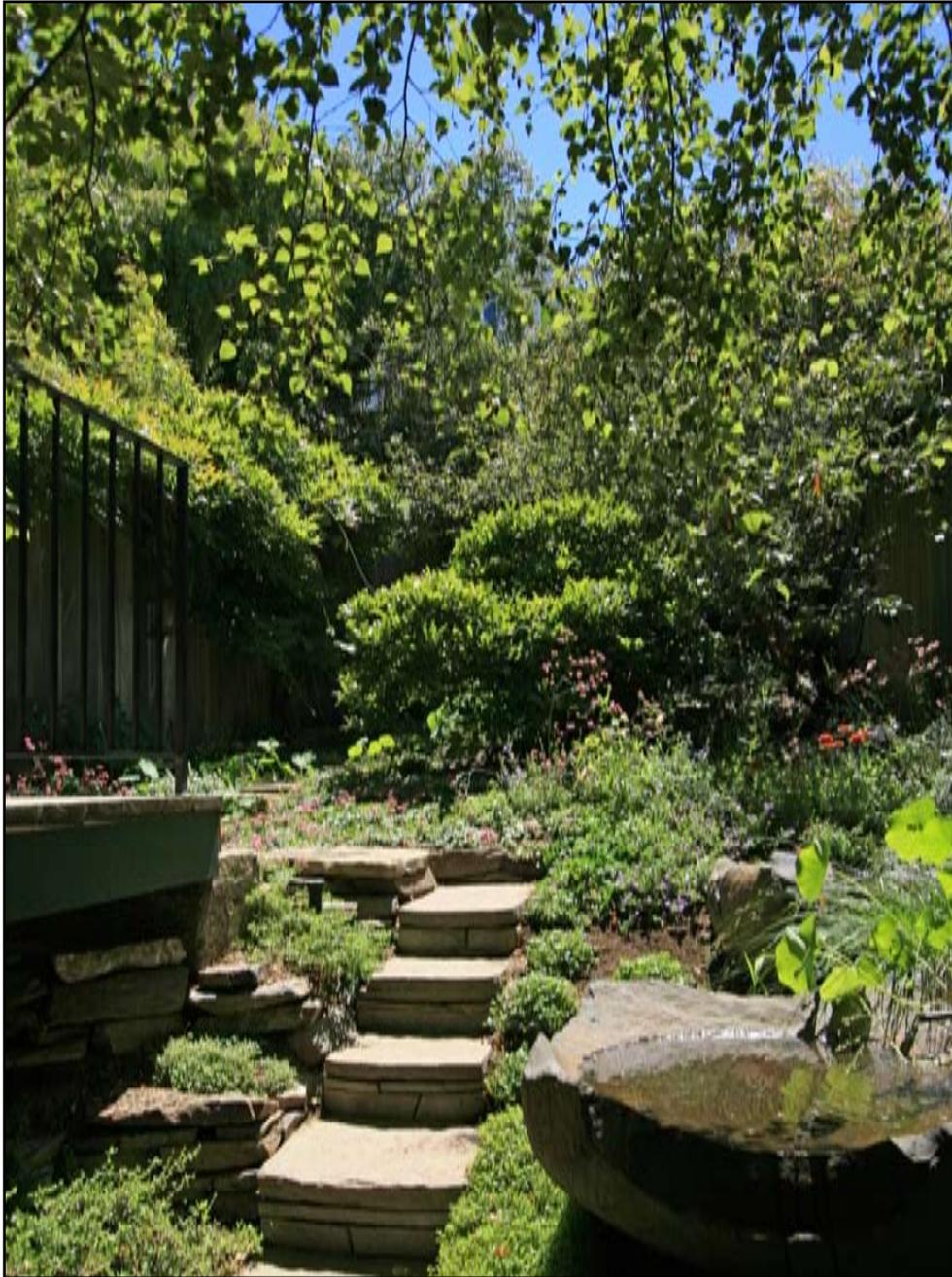
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