



2053 & 2055 FILBERT STREET, SAN FRANCISCO  
HANDSOME 2-UNIT BUILDING IN COW HOLLOW





This handsome, well maintained 2-unit building has been beautifully updated with designer style and is ideally located in Cow Hollow – where everything needed for City living is “just around the corner.” Offering an array of flexible use options for owners and/or investment, this building has an extra-deep south-facing garden for outdoor enjoyment, elevator access, plus garage parking for two cars. Highlights include:

- Three-story building with 2 spacious flats (built in 1977)
- Total square footage of 4,000 +/-; lot size of 27.5 feet x 138.75 feet +/- per City Tax records
- Flexible use including two owner flats with potential for condominium conversion after one year of occupancy, owner flat plus rental income, or 100% investment rental property
- Lower flat (2053 Filbert) with 3 bedrooms and 2 baths; currently rented at \$5,200/month will change to month-to-month tenancy beginning 01/01/13
- Upper flat (2055 Filbert) with 3 bedrooms and 2 baths; currently vacant with previous rentals for \$5,800 - \$6,000/month
- Additional legal living space on ground floor with 1 bedroom, 1 bath, and spacious living area
- Elevator from the garage with direct service to each flat
- Secure street entrance to a common area with access to the rear gardens and staircase to the upper flats
- Extra-deep, south-facing rear gardens with large patio areas and lush foliage
- Attached 2-car garage with 1 parking space for each flat
- Three stacked washer/dryer units and 2 storage closets in the garage
- Superb Cow Hollow location, with a 99 walk score, just one block to Union and Fillmore streets and just minutes to the Marina and waterfront



# Details of the Property

- The spacious upper and lower flats have similar floor plans, fine hardwood flooring in the living areas, carpeting in the bedrooms, fresh paint, and crown moldings throughout; four skylights provide added light on the upper floor
- The living rooms, with gas-log fireplaces, and dining rooms each have a front bay window and a bar area with wine cooler
- The kitchens are finely appointed with custom cabinetry, granite countertops, tiled flooring, and stainless steel appliances including a gas cooktop, double ovens, dishwasher, and refrigerator with chilled filter water and instant hot water
- Two family bedrooms are serviced by a full bath with granite and tile finishes, single-sink vanity, and tub with overhead shower
- The master suites have sliding glass doors to a large private balcony, a full wall of customized closet space, and an en suite bath with dual-sink vanity, spa style tub with jets, and oversized separate shower
- The ground-floor garden rooms provide flexible added living space and includes a spacious living area, kitchenette, bedroom, and bathroom with tub and overhead shower, plus direct access to the deep south garden

Offered at \$3,195,000

For additional photos please visit:

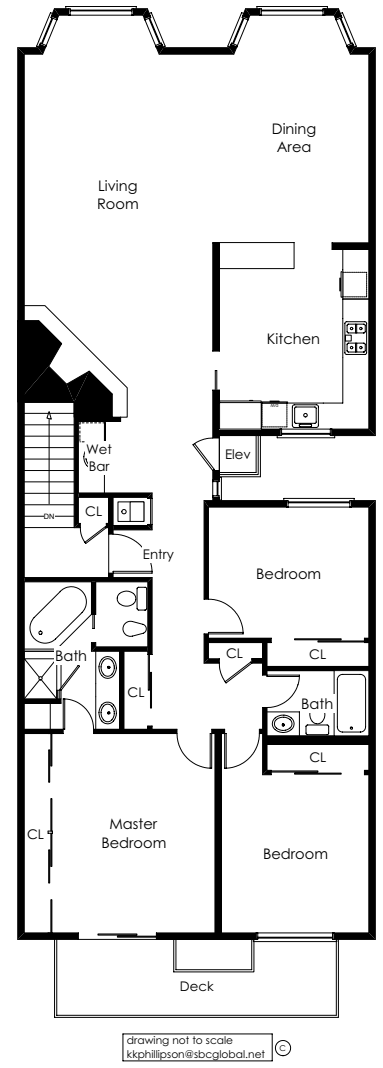
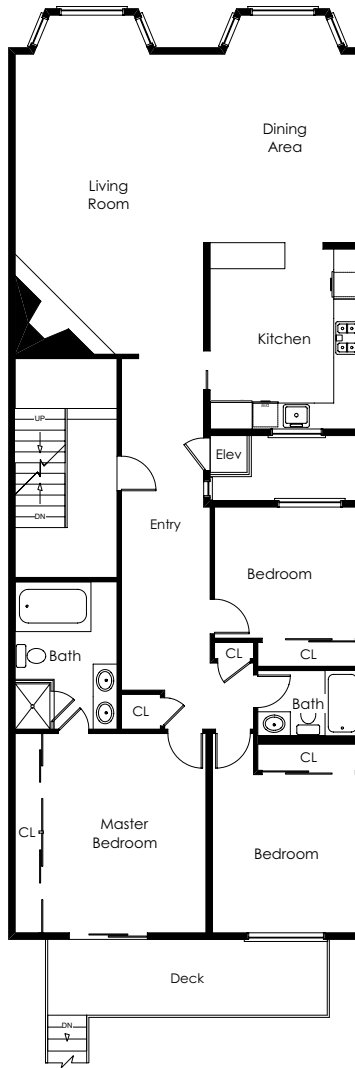
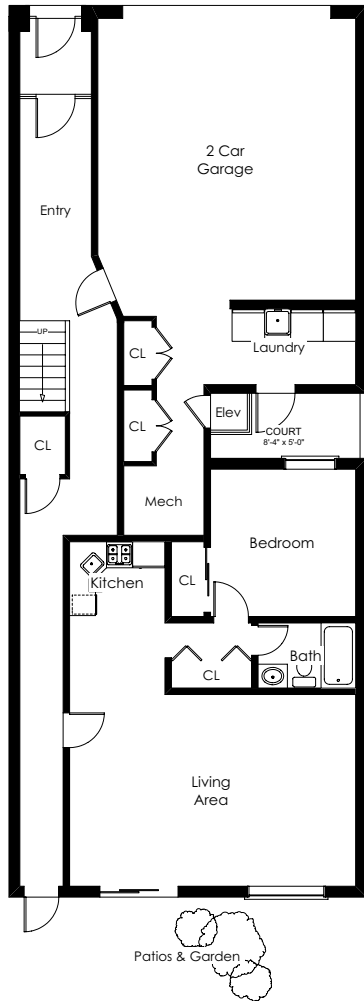
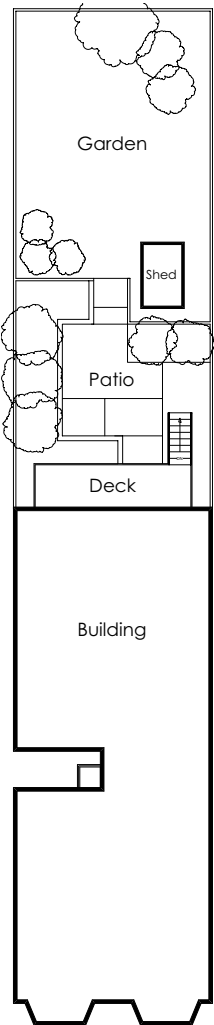
[www.2053-55Filbert.com](http://www.2053-55Filbert.com)

Site Map

Ground Floor

Lower Flat (2053 Filbert)

Upper Flat (2055 Filbert)



drawing not to scale  
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The information contained herein, including square footage or acreage, has been provided, by various sources which may include the seller, public records, MLS or others. Pacific Union has not verified or investigated the accuracy of this information. Prospective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property. Photography by Vince Valdes. ©Marketing Designs, Inc. 650.802.0888 • marketingdesigns.net