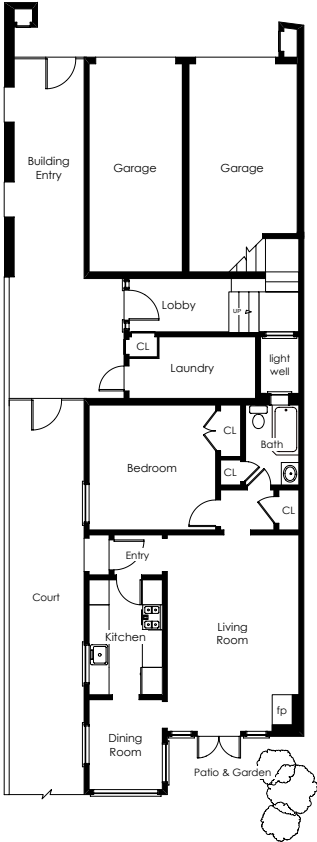
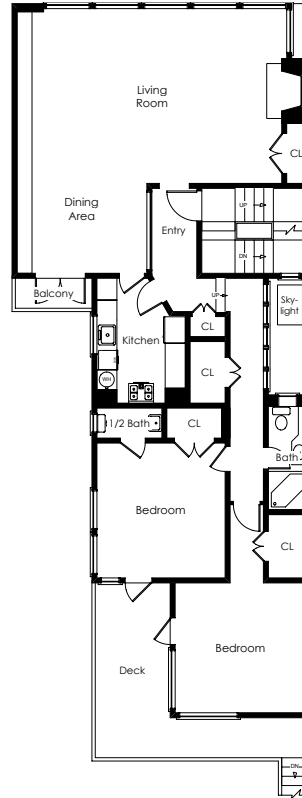


233 – 235 CHESTNUT STREET, SAN FRANCISCO
4-UNIT BUILDING ON TELEGRAPH HILL



235 Chestnut Street
Garden Unit

- Ground floor; 1 bedroom and 1 bath
- Living room with wood-burning fireplace and French door to the rear gardens
- Kitchen with vintage gas range and adjoining dining room or optional den
- Bedroom and full bath with tub and overhead shower
- Owner occupied (owner would like occupancy up to 6 months after close)



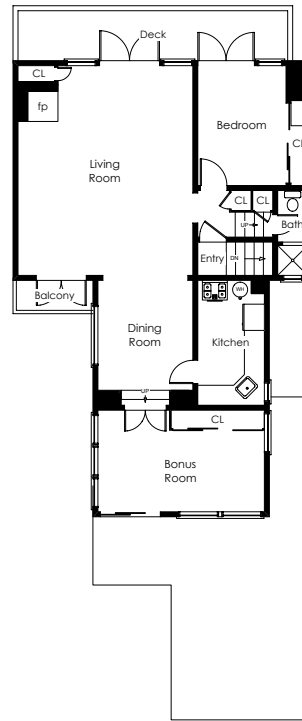
233 Chestnut Street
Unit 1

- Second floor; 2 bedrooms and 1.5 baths
- Spacious living room with wood-burning fireplace, entire wall of cabinetry, and formal dining area, all with tremendous Bay views
- Period-style kitchen with gas range
- Two bedrooms, one with en suite half-bath, plus a full bath with tub and overhead shower
- Private deck with access from dining room and bedroom 1 plus private terrace off bedroom 2
- Tenant occupied – current rent \$3,750/month



233 Chestnut Street
Unit 2

- Third floor; 2 bedrooms and 1.5 baths
- Large living room with wood-burning fireplace, built-in cabinetry, and formal dining area, all with tremendous Bay views
- Period-style kitchen with gas range
- Two bedrooms, one with en suite half-bath, plus a full bath with tub and overhead shower
- Private deck with access from dining room and bedroom 2
- Tenant occupied – current rent \$4,000/month



233 Chestnut Street
Unit 3 Penthouse

- Fourth floor; 1 bedroom, bonus room, and 1 bath
- Generous living/dining room with wood-burning fireplace and French doors to a front view balcony
- Period-style kitchen with gas range
- Bedroom with French door to front view balcony and bathroom with tiled shower
- Bonus room with sliding glass door to rooftop terrace with garden views
- Vacant – previously occupied by another owner

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