



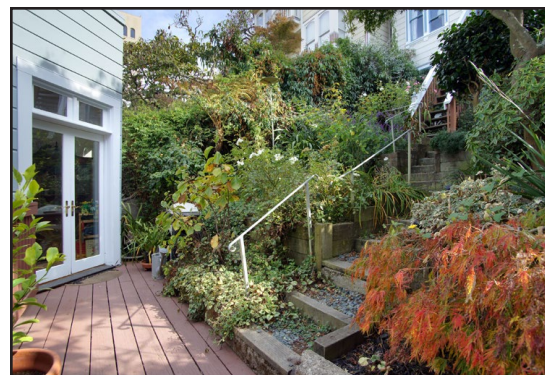
1257-1261 LOMBARD STREET, SAN FRANCISCO
CLASSIC FLATS AND GARDEN COTTAGE
IN COVETED RUSSIAN HILL

This handsome turn-of-the-century building on the west slope of coveted Russian Hill consists of two buildings, a pair of flats and a charming cottage, on a deep lot. Features include partial Bay and Golden Gate Bridge views, lush gardens between the buildings, classic interior details, plus garage and storage areas. There may be expansion potential for both buildings. (In 2002, Seller obtained a variance to add upper level to the cottage.) This property is convenient to the shops, cafes, and neighborhood services of Polk, Union, and Hyde streets and has not been available in over 20 years – an excellent opportunity for just the right buyer.

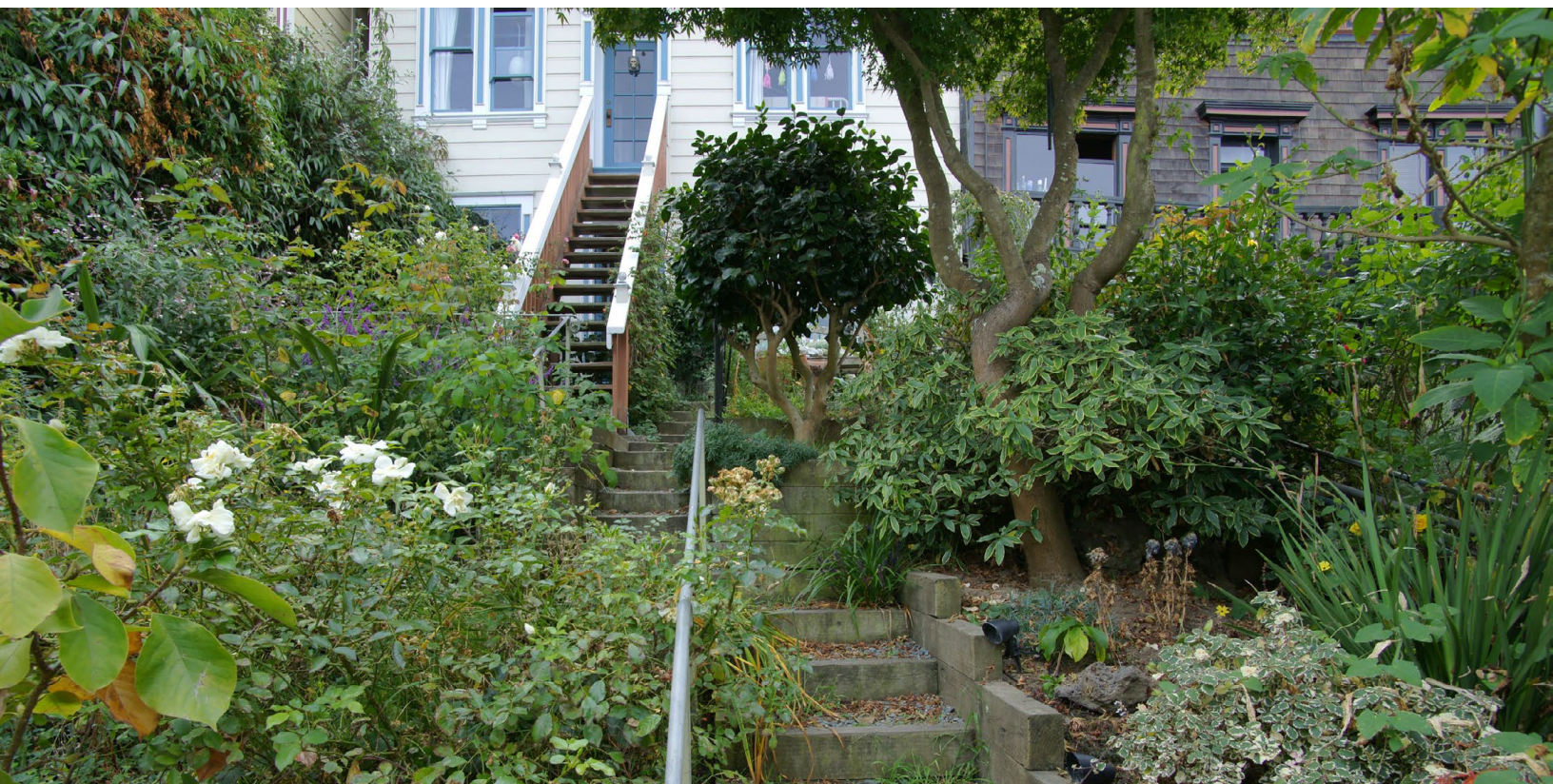


At a Glance

- Iconic street in desirable Russian Hill
- Three units comprise two flats in the front building plus a two-story rear cottage
- 1-bedroom, 1-bath flat; 2-bedroom, 1-bath flat; and 3-bedroom, 2-bath cottage
- Both flats feature updates and hardwood floors
- Shared central garden plus private cottage rear garden
- Partial views out to the Bay and Golden Gate Bridge
- Garage parking for one small car plus shared storage and laundry area
- One block to George Sterling Park and Alice Marble Tennis Courts
- Walk Score of 95 and Transit Score of 93
- 1 block to Hyde Street cable car, 2 blocks to shops and restaurants on Polk Street, and 4 blocks to Fort Mason and the Bay
- Per tax records: approximately 3,428 sq. ft.; lot size of 3,436 sq. ft.



Offered at \$2,950,000



1259 LOMBARD STREET (MAIN LEVEL)

- 1 bedroom and 1 bath (4 rooms)
- Elevated above the street on ground floor of the building
- New paint, refinished hardwood floors, plus additional updates
- Living room with bay window and fireplace with new mantelpiece
- Formal dining room with pocket door closure and deep storage closet (possible 2nd bedroom)
- Updated eat-in kitchen has maple cabinetry, granite counters, and Samsung stainless steel appliances including gas range, dishwasher, microwave, and refrigerator
- Large bedroom with fireplace
- Newly updated marble bathroom with pedestal sink and tub with overhead rainspout shower
- Month-to-month tenancy: \$3,950



1257 LOMBARD STREET (UPPER LEVEL)

- 2 bedrooms and 1 bath (5 rooms)
- Second floor with private outside entrance elevated above the street
- Remodeled, hardwood floors, and extensive millwork
- Partial views out to the Bay and Golden Gate Bridge
- Living room with bay window and fireplace next to custom cabinetry
- Formal dining room with pocket door closure and closet (possible 3rd bedroom)
- Kitchen has white-washed oak cabinetry topped in granite slab and garden-view windows above the sink; appliances include Samsung gas range, microwave, and refrigerator plus Bosch dishwasher
- Large casual dining area with three sides of windows and French doors opening to the garden
- Front bedroom with bay window and partial views, plus rear bedroom with fireplace and garden-view windows
- Updated marble bathroom with dual-sink vanity and tub with overhead shower
- Owner-occupied; vacant at close





1261 LOMBARD STREET (TWO-STORY COTTAGE)

- 3 bedrooms and 2 baths (6 rooms)
- Private street entrance with garden walkway to the elevated cottage on the rear grounds
- First-floor (lower level) includes versatile front room (living/dining or 3rd bedroom) with garden outlooks, kitchenette with sink, large storage room, and bathroom with claw-foot tub and overhead shower
- Second floor (main or upper level) with outside entrance has living/dining room, oversized, skylit, walk-in closet (or possible office area), plus large, eat-in kitchen with skylight and vintage O'Keefe and Merritt gas range; two bedrooms, each with Bay views and one with fireplace, plus bath with tub and overhead shower
- Private level rear garden off the kitchen with city outlooks
- Month-to-month tenancy: \$3,011.25

For additional photos please visit:
www.1257-1261Lombard.com



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