

Listing #445346
\$1,995,000 (LP)
\$2,050,000 (SP)
 Price/SqFt: **0.00**
 SP % LP: 102.76

2485 Union St #5, San Francisco, CA 94123* **Sold** (06/10/16) DOM: 12

Bed: 1*

Baths: 1

Sq Ft:

Lot Sz:

District : 7 - Cow Hollow

Yr: 1925*

of Parking Spaces: 1

Remarks

Are you ready for the ultimate Cow Hollow lifestyle?? This Parisian-style penthouse sits atop a gorgeous 6-unit building in one of SF's best locations. This may well be the best 1-bedroom condo you've seen in ages. The home is centered by an atrium topped by a motorized retractable glass roof. A spiral staircase leads to a massive roof deck, complete with plate-glass wind barriers and ridiculous views spanning from the FiDi, past Alcatraz all the way to the GG Bridge. Remodeled kitchen w/ stainless appliances, gas range by Wolf and in-unit laundry. Luxe bath w/ jetted tub, stall shower, walk-in closet and dual vanities. 1-car PRIVATE garage just for this unit. Hardwoods, loads of character, views for days - come be Wow'd!!

[Pictures \(41\)](#)



Agent	Arrian C Binnings (ID: 806705) Primary:415-830-2384 Secondary:415-891-7770 Other:415-449-3504 Lic: 01811368		
Co-Agent	Payton R Stiewe (ID: 802841) Primary:415-345-3000 x3177 Lic: 01342081		
Office	Pacific Union International Inc. (ID:PACU) Phone: 415-345-3000, FAX: 415-929-0427 Office Lic.:		
Co-Office	Pacific Union International Inc. (ID:PACU) Phone: 415-345-3000, FAX: 415-929-0427		
Property Type	Condo/Coop/TIC/Loft	Property Subtype(s)	Condominium
Status	Sold (06/10/16)		
DOM	12		
Type Listing	Excl Right to Sell		
Known Short Sale	No		
REO	No		
District	7 - D		
Known BMR	No		
Senior Housing	No		
Commission	Selling Office	Dual/Var. Rate	
	3	No	
County	San Francisco	BIK/Lt/APN	0537026
Scope of Service	Full Service	Baths	1
Beds	1*	Sq Ft Source	Not Available
Den/Bonus Room	0	Price / SqFt	0.00
Approx Square Feet	0	Map Coordinates	SFAR, CT41
Year Built	1925*	Entry Date	05/06/16
Map Book	SFAR Map		
Cross Street	Scott		
Listing Date	03/25/16		
On Market Date	05/06/16		
Original Price	1,995,000		
Occupant Type	Vacant		
Occupant Name			
Directions to Property	Union at Scott		
Commercial Condo	No		

Agent Remarks

First showings after the open house on Sunday May 8th. Vacant and easy to show after that. Please call 415.891.7770 or email team@paytonbinnings.com for a showing request.

Selling Information

Selling Price	2,050,000	Selling Date	06/10/16
Listing Price	1,995,000	Pending Date	05/18/16
SP % LP	102.76	Original Price	1,995,000
Financing	Not Reported		
Comments			
Selling Agent	Craig Ackerman (804180)	Selling Office	Ackerman Realty Group (REDR)
Selling Co-Agent		Selling Co-Office	

Zoning

Zoning	RM1
Total # of Rooms	#5
# of Units	6
Parking Type	Designated On Site
# of Parking Spaces	1
Parking Access	Side-by-Side
Monthly Parking Fees	No
Monthly Parking Fees	\$0.00
Hours Limited	No
Parking Features	Enclosed, Automatic Door, Private, Garage
Green Point Rating	0
HERS Index	0
HOA?	Yes
HOA Dues	\$400.00
HOA Fee Paid	Monthly
Probate Sale	No
Unconfirmed Coop Fee	0.00

Features

Showing Instructions	Call Listing Agent
Possession	Close of Escrow
Type	Flat, Penthouse, Mid-Rise (4-8), Luxury
Style	Victorian
Main Level	1 Master Suite, Living Room, Dining Room, Kitchen
View(s)	Panoramic, City Lights, Water, Bay, Golden Gate Bridge, San Francisco, Downtown, Marina, Ocean, Garden/Greenbelt, Mountains, Mt Tamalpais
Floors	Hardwood, Tile
Fireplace(s)	1, Wood Burning, Living Room
Bath Type/Includes	Shower and Tub, Tub with Jets, Tub in Master Bdrm, Tile, Remodeled
Kitchen	Gas Range, Hood Over Range, Built-In Oven, Refrigerator, Freezer, Dishwasher, Garbage Disposal, Granite Counter, Breakfast Room, Pantry, Remodeled
Dining Room	Dining Area
Living Room	View
Other Room(s)	Storage
Laundry Appliances	Washer/Dryer, In Closet
Lot Description	Corner
Driveway/Sidewalks	Paved Driveway, Paved Sidewalks
Documents/Disclosure	Disclosure Pkg Avail
Exclusive Use Areas	Deck, Additional Storage
Transportation	1 Block
Shopping	3 Blocks

* Denotes information autofilled from tax records.

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