



*Prime Nob Hill/Downtown • 819 Mason Street • 821 Mason Street*

**MCGUIRE**  
REAL ESTATE

# Two Remodeled "House-Like" Residences

*Cross Street: California*

*Year Built: 1908 per City tax records*

## *819 Mason Street - Offered at \$599,000*

Two bedrooms, two remodeled bathrooms, living room with fireplace, dining room, remodeled eat-in kitchen, breakfast room/family room, in-unit laundry closet with washer and dryer, cable ready, partial Downtown City views, large storage room, parking available.

## *821 Mason Street - Offered at \$649,000*

Three bedrooms (one master en-suite), two remodeled bathrooms, living room with gas burning fireplace, additional fireplace in one of the bedrooms, living room, dining room, remodeled kitchen, in-unit laundry closet with hook-ups, cable ready, partial downtown City views, refinished hardwood floors, large storage room, parking available.

Built in 1908, these two exceptional "House-Like" residences are located atop Nob Hill directly across the street from the prestigious Mark Hopkins Hotel. The magnificent architectural detail throughout includes wainscoting, hardwood floors, coved ceilings, high ceilings, bay windows, leaded glass windows, exquisite fireplaces and crown moldings. These rarely available properties are within walking distance to Huntington Park, the Grace Cathedral, the cable car, the Fairmont Hotel, The Top of the Mark, The Big Four, The Nob Hill Spa, Masonic Auditorium, Whole Foods, Union Square shops, boutiques, fine dining and convenient access to the Financial District.

**819 Mason Street:** There are **TWO BEDROOMS AND TWO REMODELED FULL BATHROOMS** in this unit.

The **FIRST BEDROOM** offers bay windows, leaded glass windows, hardwood floors, coved ceilings, moldings, partial Downtown views and excellent closet space.

The **SECOND BEDROOM** features coved ceilings, moldings, hardwood floors and excellent closet space.

The **FIRST REMODELED FULL BATHROOM** has a pedestal sink, Toto toilet, high ceilings, wall sconce, tile floor, medicine cabinet with mirror and shelves, window, Panasonic fan, stall tiled shower with glass door, Kohler fixtures and handheld shower.

The **SECOND FULL REMODELED BATHROOM** offers a stall tiled shower with Kohler fixtures, glass enclosure and glass door, Gerber toilet, Panasonic fan, tile floor, two windows, medicine cabinet with mirror, Kohler cast iron tub with Kohler fixture and hand held shower, high ceilings, two wall sconces, deep sink with Kohler faucet, soap dispenser and carrera marble counter and storage.

The **LIVING ROOM** and **DINING ROOM** feature a fireplace with exquisite tile work and lovely mantle, hardwood floors, two beautiful



light fixtures, crown moldings, high ceilings, four windows (three are double thermo paned with screens), wainscoting and built-in bookshelves.

The **REMODELED EAT-IN KITCHEN** has an abundance of cabinetry (some with glass cabinets and glass shelves and interior cabinet lighting), under cabinet lighting, GE Profile four-burner gas range with convection oven, butcher block counters, glass tile backsplash, Whirlpool microwave with vent fan and light over range, Maytag refrigerator and pull-out freezer, Kenmore Elite dishwasher, double sinks, In Sink Erator garbage disposal, pantry closet and hardwood floors.

There is a **BREAKFAST ROOM/FAMILY ROOM** off the kitchen with lovely light fixture, high ceilings, molding, hardwood floors and double thermo paned window.

There is a **LAUNDRY CLOSET** off the hallway with tile floor and a Maytag washer and dryer side by side.

There is a door off the hallway that leads to the back staircase of the building where one can access the storage room to this unit.

**821 Mason Street:** As one enters this light filled unit, one cannot help but notice the beautiful staircase.

The elegant **LIVING ROOM** is highlighted with partial Downtown City views, bay windows, hardwood floors, coved ceilings, moldings, gas burning fireplace with marble base, exquisite mantle and a remote.

The spacious **DINING ROOM** is enhanced with a bay window, crystal chandelier, molding, coved ceiling, and hardwood floors.

The **FIRST BEDROOM** boasts bay windows, partial Downtown City views, hardwood floors, high ceilings, molding, crystal chandelier and closet with shelves and built-in storage.

The sunny **REMODELED KITCHEN** has granite countertops, glass tiled backsplash, an abundance of cabinetry (many with glass cabinets and glass shelves), overhead lighting, Kenmore refrigerator with pull-out freezer, Fisher and Paykel double drawer dishwasher, Frigidaire four-burner electric range with convection oven, Nutone vent hood with fan and light over range, double sinks with polished chrome faucet, In Sink Erator garbage disposal, two windows, hardwood floors and high ceilings.

There is a **REMODELED FULL BATHROOM** off the hallway with tiled walls, tile floor, Toto toilet, storage cabinet, Panasonic fan, medicine cabinet with mirror and shelves, wall sconce, glass bowl sink with polished chrome faucet, granite counter and storage shelf, window, high ceilings and shower over cast iron Kohler tub with tile surround, Grohe fixtures and hand held shower.

The **SECOND BEDROOM** offers hardwood floors, high ceilings, fireplace with lovely tile base and gorgeous mantle, wainscoting, crown molding and excellent closet space.

The **FABULOUS MASTER EN-SUITE** features two closets, high ceilings, molding and hardwood floors. The **REMODELED MASTER BATHROOM** has tile floor, double thermo-paned window, tiled walls, sink with granite counter, granite backsplash and furniture quality storage cabinet, Toto toilet, high ceilings, Panasonic fan, two custom wall sconces, built-in glass shelves with granite counter and cast iron Kohler tub with tile surround, Grohe fixtures and handheld shower.

There is a **LAUNDRY CLOSET** off the hallway with tile floor, high ceilings and washer/dryer hookups.

There is a door off the hallway that leads to the back staircase of the building where one can access the storage room to this unit.

A mechanical closet off the hallway completes this beautiful residence.





**MAINTENANCE:** \$250.00 a month includes common area electrical, refuse collection, water service and building insurance.

**PARKING:** Available for \$325 a month at the Crocker Garage located at 1045 California Street. This is 24 hour valet secure garage parking

**EXPENSES:** The property tax rate in San Francisco County is 1.159% of assessed value. Assessed values are reset upon sale to the sale price. If the assessed value is increased, a supplemental tax bill will be issued.

On June 4th, 2009, *The Wall Street Journal* & *Real Trends* named **Barbara J. Callan** San Francisco's #1 Realtor and **Robert R. Callan, Jr.** San Francisco's #3 Realtor



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