

# **\$1,360,000 - 1306 Francisco Street, San Francisco**

MLS® #423920903

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**\$1,360,000**

2 Bedroom, 1.00 Bathroom,  
Residential on 0 Acres

Marina, San Francisco, CA

Marina District upper 2br TIC with air conditioning in a 3-unit building extensively remodeled (20-'23), delivered vacant, NOT on landfill, offers modern conveniences with 1 independent garage parking, in-unit washer/dryer, ample storage, and no OMI's or Ellis Act. All bedrooms, living and dining rooms boast abundance of natural light through the large, south facing windows. This elegant unit offers a spacious open living room /dining floor plan with chef-ready kitchen that includes Wolf gas range, Sub-Zero refrigerator, Bosch dishwasher. The elegant bath has quartz countertop. A shared gated patio offers outdoor space for alfresco dining and/or gathering with friends around a fire-pit. This unit is sold with one independent garage parking with an option to purchase one additional space. With proximity to public transportation and corporate transit buses 1306 Francisco offers a canvas for comfort that marries convenience with excellent location for enriched lifestyle near City landmarks and only moments away from coffee shops, Farmers Market at Fort Mason, Chrissy Field, Marina Green, and shopping on Chestnut St in the Marina. It paints a vivid picture of City living at its finest.



Built in 1919

## **Essential Information**

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Price	\$1,360,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Acres	0.06
Year Built	1919
Type	Residential
Sub-Type	Tenancy in Common
Status	Active Under Contract

### Community Information

Address	1306 Francisco Street
Area	SF District 7
Subdivision	Marina
City	San Francisco
County	San Francisco
State	CA
Zip Code	94111

### Amenities

Parking Spaces	1
Parking	Attached, Garage Door Opener, Independent, On Site

### Interior

# of Stories	2
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### Additional Information

Date Listed	November 2nd, 2023
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### Listing Details

Listing Agent	Anna G Spathis
Provided By:	PR Advisors Inc.

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