

# \$699,888 - 1177 California Street 1012, San Francisco

MLS® #424013338

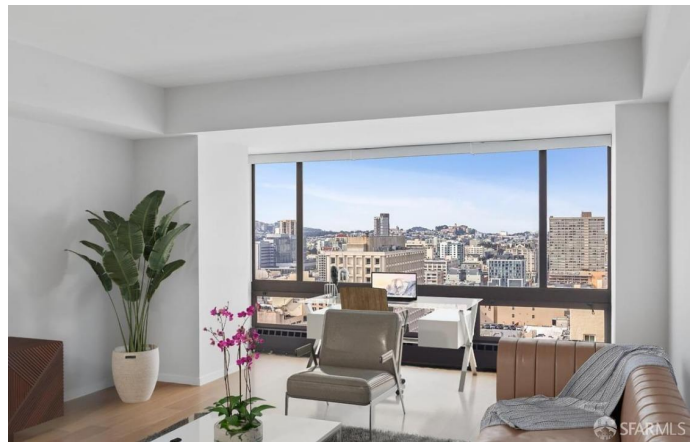
**\$699,888**

1 Bedroom, 1.00 Bathroom, 1,056 sqft  
Residential on 1 Acres

Nob Hill, San Francisco, CA

Reduced Price \$100k to \$699,888.

Unobstructed views of the city from the 10th floor at the famed Gramercy Towers on top of Nob Hill await! One of the largest 1bd/1ba floor plans in the building offers added flexibility to a savvy buyer who may forego the formal dining room for a guest den and take advantage of the newly installed bar-height countertops surrounding the kitchen for casual gatherings. Gleaming HW floors, freshly painted and updated kitchen and motorized window shades are just a few turn-key luxuries found in residence #1012. Best-in-class door personnel, utilities including basic cable & internet, PG&E, water & heat, management, grounds maint and earthquake insurance are all covered by the monthly HOA fee. Additional amenities include a gated drive, elevators to all floors, 24/7 doormen, gym, sauna, spa, and a pool. With the city at your feet, surrounded by iconic landmarks and easy access to the best concert venues, shopping, spas and restaurants - residence 1012 at The Gramercy is a sophisticated option for today's buyer. Property is digitally staged.



Built in 1978

## Essential Information

MLS® #	424013338
Price	\$699,888
Bedrooms	1

Bathrooms	1.00
Full Baths	1
Square Footage	1,056
Acres	0.73
Year Built	1978
Type	Residential
Sub-Type	Condominium
Style	Dome
Status	Active Under Contract

## Community Information

Address	1177 California Street 1012
Area	SF District 8
Subdivision	Nob Hill
City	San Francisco
County	San Francisco
State	CA
Zip Code	94108

## Amenities

Utilities	Cable Available, Electricity Connected
Parking Spaces	1
Parking	Driveway, Assigned, Covered, Enclosed, Garage Door Opener, Side by Side, On Site
# of Garages	1
View	Bay, Bridge(s), City, City Lights, Downtown, Panoramic, Mountain(s)
Has Pool	Yes
Pool	In Ground, Community, Indoor, Lap, Pool Cover, Pool/Spa Combo

## Interior

Interior Features	Dining Room, Kitchen, Living Room
Appliances	Dishwasher, Range Hood
Heating	Baseboard
Cooling	None
# of Stories	17

## Exterior

Exterior Features	Covered Courtyard, Uncovered Courtyard
Lot Description	Private

Windows	Bay Window(s), Double Pane Windows
Roof	See Remarks
Construction	Masonry Reinforced
Foundation	Masonry Perimeter

### **School Information**

District	San Francisco
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### **Additional Information**

Date Listed	March 5th, 2024
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### **Listing Details**

Listing Agent	David A Abordo
Provided By:	Epic Real Estate & Asso. Inc.

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