



## Classic Top Floor Condo in The Heart of The City

**2734 ANZA STREET • OFFERED AT \$1,275,000 • 2734ANZA.COM**

Sophisticated and elegant top level, full floor flat condo. Detached on 3 sides and bathed in an abundance of natural light. Gracious floor plan that just flows seamlessly. 2 bedrooms + sunroom, 1.25 baths. Adorned with charm and timeless period details, such as pretty crown moldings & curved living/dining archways. Impressive and grand living room features large picture windows & wood-burning fireplace. Formal dining room. Breakfast room with built-in cabinetry, or can be used as home office. Remodeled chef's kitchen w/ Caesarstone countertops & stainless steel appliances. All bedrooms are ideally located in the back of the home for privacy, and overlook the shared low maintenance yard. Generous closet space throughout. Includes in-unit laundry, 1-car tandem garage parking & a huge deeded storage room. Updated lighting and newer interior paint. Pristine move-in ready condition. Boutique 2-unit building, self-managed with low HOA dues. Unparalleled access to the best of San Francisco living. A few blocks from endless attractions at Golden Gate Park, and easy northbound & southbound commute access via Park Presidio Blvd. Enjoy dynamic City living conveniences such as fantastic restaurants, shopping, cafes, bars, salons, public transit, etc. nearby on Geary, Clement, California & Balboa streets. Walk Score 97, Transit Score 70, Bike Score 82.



**VIVIAN LEE**

DRE 01342994

(415) 717-6308

vivian@cityrealestatesf.com

**CITY  
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ESTATE**



- Top floor condo in 2-unit building
- 2 bedrooms + sunroom, 1.25 bathrooms
- Living room w/ wood-burning fireplace
- Remodeled kitchen
- Breakfast room, or home office

- In-unit laundry
- Shared backyard
- Low HOA dues
- Close proximity to Golden Gate Park and Park Presidio
- Walk Score 97