

# Spectacular Russian Hill View Condominium



**999 Green Street # 3004**

**Offered at: \$ 3,150,000**

Located on the South East corner and near the top of "The Summit", this spacious two bedroom two bathroom condominium offers elegant living with dynamic unobstructed views. Dramatic floor-to-ceiling windows surround the home and frame stunning vistas as magnificent at night as they are by day. Enjoy the many San Francisco icons: Coit Tower, East Bay, Bay Bridge, Downtown, Nob Hill, the Pacific Ocean, as well as the ever-changing sky from sunrise to moon rises and sunsets over the pacific.

Sip your morning coffee or evening cocktails from the sheltered private balcony accessed from the living room and bedrooms. The large updated kitchen features granite counter tops and marble floors. An adjacent home office is conveniently located.

Recent fresh paint, new carpet and staging have updated and transformed this home into a comfortable living space for the 21<sup>st</sup> century. The en-suite master bedroom has remodeled bath with walk-in shower plus three generous closets. Other features include a guest room with large closet, updated guest bathroom and wonderful lighting throughout. Situated two floors below the penthouse this home has larger rooms and a deeper terrace than the condos below and clears the surrounding buildings.

HOA dues of \$2,073 per month include 24-hour doorpersons, on-site manager, professional management company, radiant heat in the floor, basic cable television, water, garbage, building maintenance, insurance and reserves. Parking space P-9 and Storage S-34 are deeded to #3004. There is additional storage near the parking space. Guest parking is available.

The lobby of "The Summit" was recently renovated under the leadership of designer, David Oldroyd. This luxurious full-service high rise condominium building on a charming Russian Hill cul-de-sac is within close proximity to fine restaurants and the trendy shops of Hyde Street, North Beach, Polk Gulch, Downtown and the Financial District.

[WWW.THE.SUMMITSF.COM](http://WWW.THE.SUMMITSF.COM)

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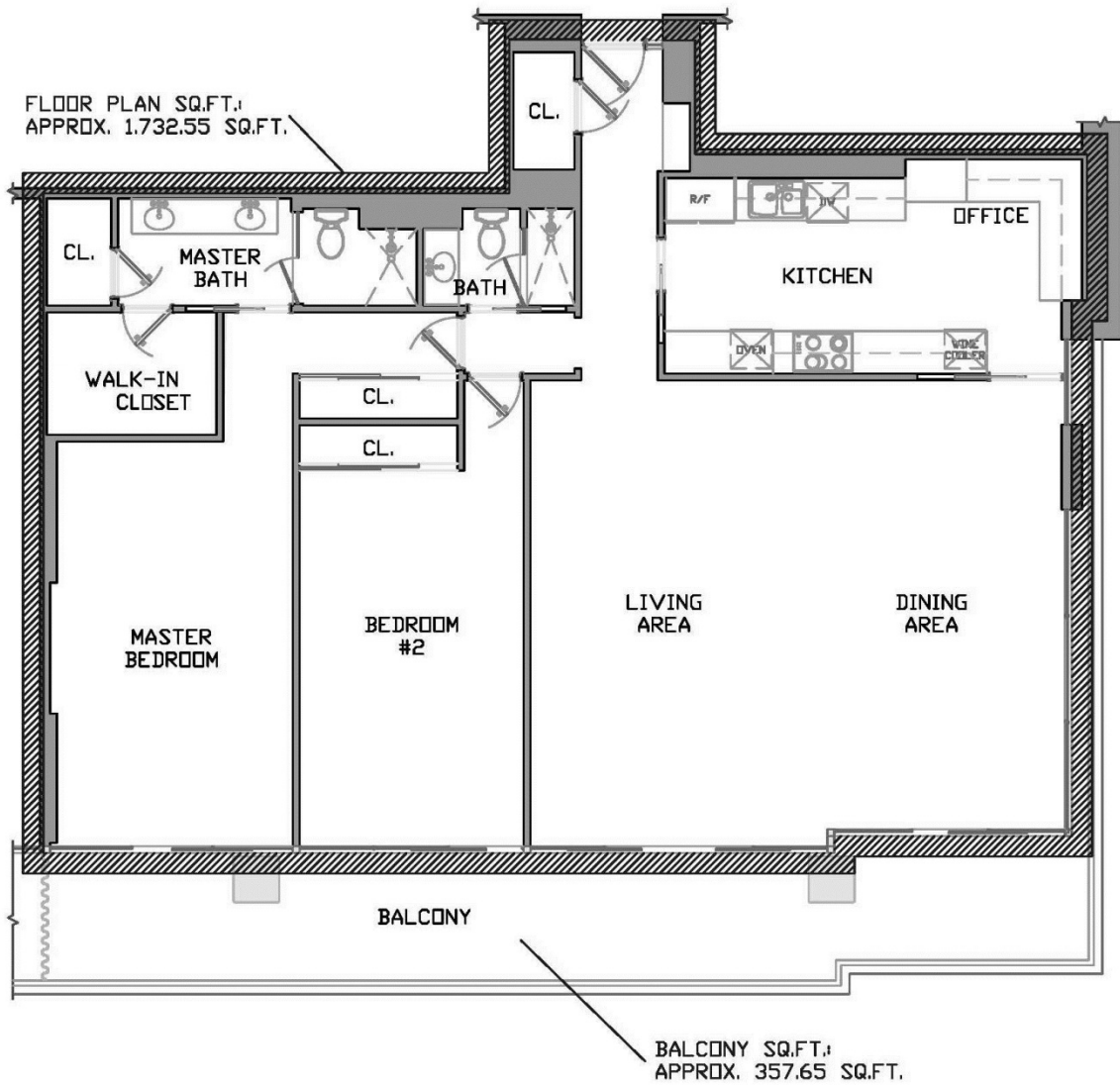
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Schematic floor plan not drawn to scale and is only an approximation.