



# 1000 Pennsylvania Ave.

## Loft #16 for Sale

Conveniently located on the edge of Potrero Hill, this unique loft offers expansive views of the San Francisco Bay all the way to the East Bay Hills. The location borders the new central waterfront district, UCSF Mission Bay Research University, is within minutes from downtown, Yerba Buena, Sony Metreon, Moscone Center, the Giants SBC Park and within walking distance to fabulous restaurants and shops. Easy access to the peninsula via 280 Freeway and the new Third Street light rail to downtown typifies loft style living at its best.

Light-filled and spacious, this 3 level, top floor, corner loft is an oasis in the midst of the bustling city. High tech design and quality-constructed, this loft offers flexible and functional spaces with a living level, mezzanine level, and lower level, 3 full baths, 2 fireplaces, 2 separate entrances with high-end loft style finishes. Loft #16's attributes include: dramatic volume ceilings, an open and dynamic floor plan that can be easily customized, large open lower level (which can be used as a second and third bedroom, media room or office), cross-ventilation, soaring ceilings with a architectural window wall and north wall punctuated with glass block on all three levels. Loft #16 also features a highly coveted sunny landscaped patio terrace with privacy and spectacular East Bay views of the bridge and water. The large oversized sliding glass door to the patio terrace extends the mezzanine area into an outside room, making this an unexpected and uniquely peaceful live/work environment. Secure and private, this unique urban garden environment serves as an exterior room for outdoor dining, conferencing and relaxing at any hour. Watch the sailboats on the bay, the fireworks from the ball park and prepare to spend your evenings stargazing from your own private patio terrace.

### Features: Great Location, Great Building, Great Loft!

- 3 level, top floor, corner loft, with patio terrace in quiet & sunny Potrero Hill Neighborhood
- 3 full bathrooms, 1 with views of the Bay
- Landscaped patio with drip irrigation
- Custom paint & faux finished walls & ceilings
- 19-foot high soaring ceilings with dramatic 19 foot curtains
- Hardwood floors, slate tile floors, & removable high tech rubber flooring
- Uniquely dramatic architectural grid west window wall & glass block north wall on 3 levels
- Ceiling fan & large skylights
- Quality-crafted granite slab countertops in kitchen & bathrooms
- Gas stainless steel range & stainless steel refrigerator
- Dishwasher & microwave
- Cherry-stained cabinets with under counter lighting
- Stacked washer/dryer
- Architectural steel staircase railings
- One deeded parking space with extra lockable storage in garage
- Private patio terrace offers sweeping panoramic city views of the Bay Bridge, the Bay, and the East Bay Hills, lower level balcony features sunset views of Potrero Hill

### Well-Maintained in Excellent Condition

Details: 3 level, top floor, corner loft, 1,923 sq. ft. loft including patio & terrace. Building completed in 2001.  
Price: \$749,000  
HOA Dues: \$319.34 includes hot & cold water, garbage pick-up, fire & liability insurance, & HOA reserves.  
Parking: One deeded space in garage with lockable storage.  
Shown: Open Loft Showings on Sundays 1-4pm: May 2,9,16,23,30, or call for an appointment at 415.642.8000  
Photos: [www.cometstudios.com/realestate](http://www.cometstudios.com/realestate)

Location: 1000 Pennsylvania Ave #16 San Francisco, CA 94107    Sunday Showings 1-4pm & by Appointment  
Tel: 415.642.8000    Web: [www.cometstudios.com/realestate](http://www.cometstudios.com/realestate)    Email: [loft@cometstudios.net](mailto:loft@cometstudios.net)



Looking through to Living Area



View from Mezzanine to Living Level



Stairs to Mezzanine above and Lower Level below



Mezzanine Bathroom sink and Granite Countertop



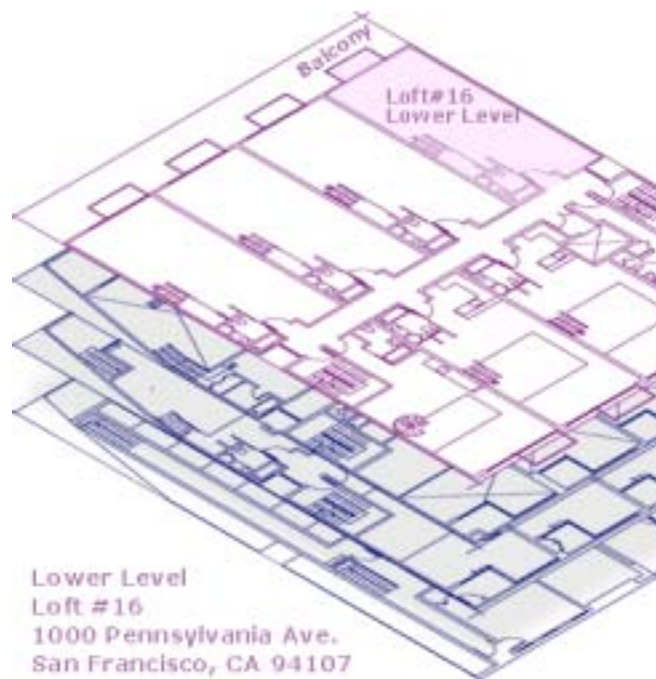
Bay Views



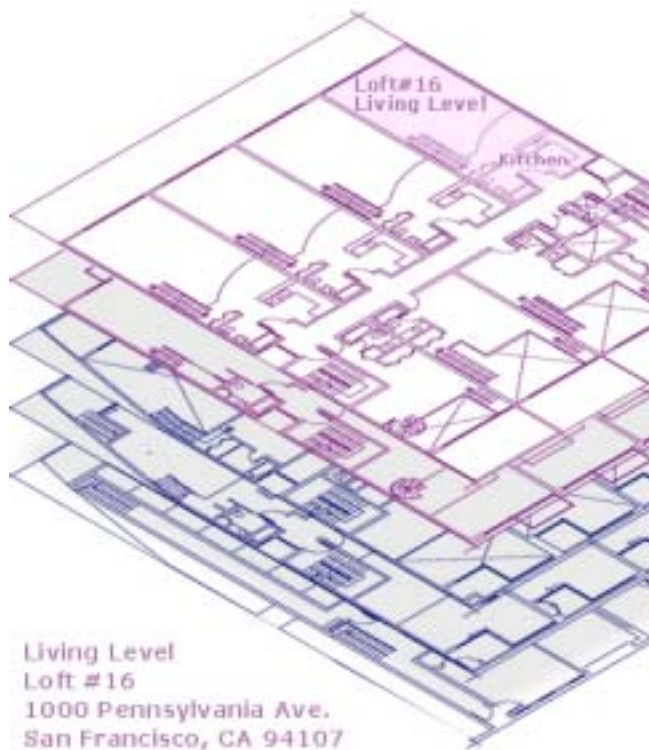
Water Views



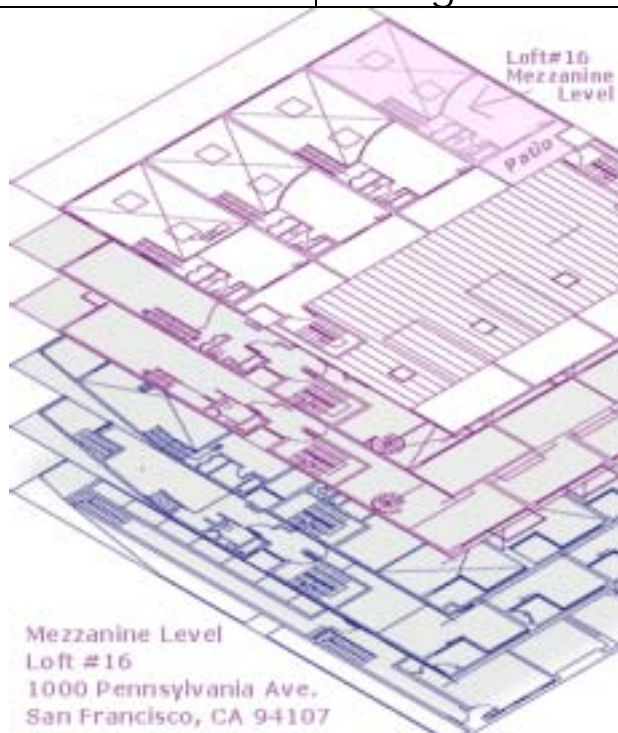
## Floor Plans of Loft #16



Lower Level



Living Level



Mezzanine Level

## Loft Showings:

Sundays, May 2,9,16,23,30, 2004 1-4 pm

or shown by appointment

## Loft Location:

1000 Pennsylvania Ave #16

In the Potrero Hill neighborhood between 23rd & 24th streets San Francisco, CA 94107

Telephone: 415.642.8000

Email: [loft@cometstudios.net](mailto:loft@cometstudios.net)

Web: [www.cometstudios.com/realestate](http://www.cometstudios.com/realestate)

## List of Recommended Lenders / Mortgage Brokers

1. Guarantee Mortgage  
Aisling Ferguson 415.345.4318
2. Wells Fargo Home Mortgage  
Craig Barnes 415.247.1250
3. Triton Funding  
Kami Zolfaghari 415.651.1159