

Nob Hill Victorian Flats — Vacant

**Hyde Street
San Francisco, CA**



Description: Plans and permits drawn and pulled on these two flats over full garage and room(s) to be built at ground level.

Planned square footage: approximately 3,500± not including the roof deck.

Upper: Being re-configured to a 3-bedroom with Master Suite, 2-bath unit featuring a kitchen/living/great room combination and a roof deck. The unit will include independent parking space and storage.

Lower: 3-bedrooms, 2 baths at main level. Potential to integrate room down by adding a staircase. Exclusive yard use and dedicated parking space included.

Offering: Opportunity to assume existing construction plans and contractor (vigorously shopped and negotiated) and the ability to “call out your own finishes”. Construction is ongoing and on schedule. **Caution: Due to construction perspective clients must be accompanied by agents only.**

Year built: 1913

Zoning: RM3

Lot size: 2,365 sq. ft./0543

Parcel #:0187-020



FRED ABRUZZO
1717 Powell Street, Suite 210
San Francisco, CA 94133
415.846.2266
fabruzzo@nbproperties.com
www.northbeachprop.com