

Newly Built Telegraph Hill Luxury Penthouse Condominium



567 Vallejo Street #500

List Price: \$4,750,000

Cross Street: Grant Avenue

MLS #357085

www.567Vallejo.com



- 3 Spacious Bedrooms
- 3 Luxurious Baths
- True Gourmet Chef's Kitchen w/ Top-of-the-Line Stainless Steel Appliances
- Open Floor Plan Living / Dining Room
- Office w/ Built-Ins
- 3 Large, Private View Roof Decks
- Downtown Views
- Direct Elevator Access into Home
- Garage Parking

Visit www.SFOpenHome.com for up-to-date open home schedules

Preliminary Escrow:
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Offices on Lombard Street,
Union Street and 24th Street

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Newly built, this penthouse condominium is truly luxurious with superior quality materials and finishes throughout.

A state-of-the-art elevator provides direct access to the penthouse. Many beautiful features are found throughout including rich Brazilian cherry wood floors, wood paneling, cabinets and doors, high ceilings, dimmable recessed lights, Spritz hardware, large sunny Marvin double pane windows and much more (*see attached amenities list*)! Plus, enjoy large private view decks on three sides of the home—perfect for luxurious indoor/outdoor living and ideal for entertaining!



The open floor plan living / dining room is very spacious. Also part of this Great room is the gourmet chef's kitchen. A chef's dream, the kitchen features granite countertops and backsplashes and top-of-the-line appliances – all in stainless steel – including Thermador Professional double ovens (one with rotisserie), dual fuel range with 4 burners and a grill plate, warming drawer, and side-by-side refrigerator / freezer, Abbaka cylindra vent hood, Uline 24" wine cooler, TWO Bosch dishwashers, GE Monogram Spacemaker II microwave and Broan trash compactor. The kitchen also features Frank Regatta stainless steel sinks and an Everpure instant hot / filtered water system.



The home includes three bedrooms—each with deck access and two with ensuite private full baths. The master bedroom offers a large walk-in closet plus a private deck with hot tub. Each of the luxurious baths feature granite countertops, elegant stone work throughout, Kohler Ladena rectangular sinks with Kohler Purist faucets and stall showers. The master bath also features a Kohler jetted tub (in addition to the separate stall shower), Toto Pacifica commode (bidet), and a large linen closet.



The home office, with custom built-in desk, is the hub for the home's advanced technology system. Pre-wired for HD satellite, cable TV, video, audio, internet, telephone and fax, the home's network is managed and controlled from this room (plus each individual room includes a control panel for the systems in that room). Other advanced technological systems in this home include the entry system video monitor, Honeywell fire / security alarm system and Mitsubishi HVAC system with individually controlled zones. The home is infrared-ready.

Completing this home is a laundry closet and parking in the building garage. Laundry facilities include a Bosch 500 series Nexxt clothes washer and 500 plus series gas clothes dryer as well as floor drain. The building garage includes multiple electric car outlets.



This building was built with superior construction values in mind (*see attached amenities list*). In addition, the acoustics of the building were considered during the construction to provide for sound dampening throughout.

This home is just steps from the many wonderful world-class restaurants and cafes of North Beach. In addition, plans are in the works to create a new piazza in front of the recently built Prozuncalla and St. Francis of Assisi Church (which will be retrofitted), transforming Vallejo Street between Columbus and Grant into a pedestrian promenade.

Homeowner's Association dues are \$548.00 per month. Dues are used for refuse and recycling, common area and grounds maintenance and building insurance. Common area electricity is paid for by the roof-top solar panels.

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Starting with the exceptional construction from the ground up to the solar panels on the roof— the owner infused his sense of pride in every detail as is reflected in each home's superior style and finish.

HOME FEATURES

- Brazilian cherry or Swedish maple wood floors, cabinets, solid doors, and wall paneling
- Kohler Purist faucets
- Spritz hardware
- Marvin double pane windows (reversible for cleaning)
- Bosch 500 plus series Nexxt gas clothes dryer
- Bosch 500 series Nexxt clothes washer
- Mitsubishi HVAC with advanced technology using less energy to produce more heat/air. Individually controlled zoned heating

CHEF'S KITCHEN

- Granite countertops and backsplashes
- Hand crafted Brazilian cherry or Swedish maple wood cabinets
- Thermador Professional stainless steel double ovens and dual fuel range with 4 burners and grill plate
- Abbaka stainless steel cylinder vent hood
- Thermador Professional warming draw
- Thermador Professional stainless steel side-by-side refrigerator
- Uline 24" stainless steel wine refrigerator
- Bosch stainless steel dishwasher (two dishwashers in the 3 bedroom homes)
- GE Monogram stainless steel Spacemaker II microwave
- Frank Regatta stainless steel sinks
- Everpure instant hot/filtered water faucet in satin nickel finish with a 1000 gallon system
- Broan stainless steel trash compactor
- Walk-in pantry

BATHS

- Granite countertops
- Elegant stone-work
- Kohler Ladena rectangular sinks
- Kohler jetted tub in master bath
- Toto Pacifica commode (bidet) in master bath

COMMUNITY

- Piazza
- St. Francis of Assisi will be retrofitted
- The Prozuncalla
- World-class restaurants, cafes and community events—just steps away!

ADVANCED HOME TECHNOLOGY

- Building entrance operated by access control
- Master bedroom pre-wired for HD; living room pre-wired for HDMI (service can be cable or satellite)
- Russound music distribution system (6 LCD control keypads, 6 source input, 6 zone locations, remote control, 12 ceiling speakers w/100 watt max each)
- Honeywell security alarm system with cameras throughout the building (each home includes two alpha keypads, panic button, & are pre-wired for future monitoring)
- 4 Bosch surveillance cameras on building exterior
- Iphone voice and video monitor intercom
- Honeywell fire protection
- Infrared-ready

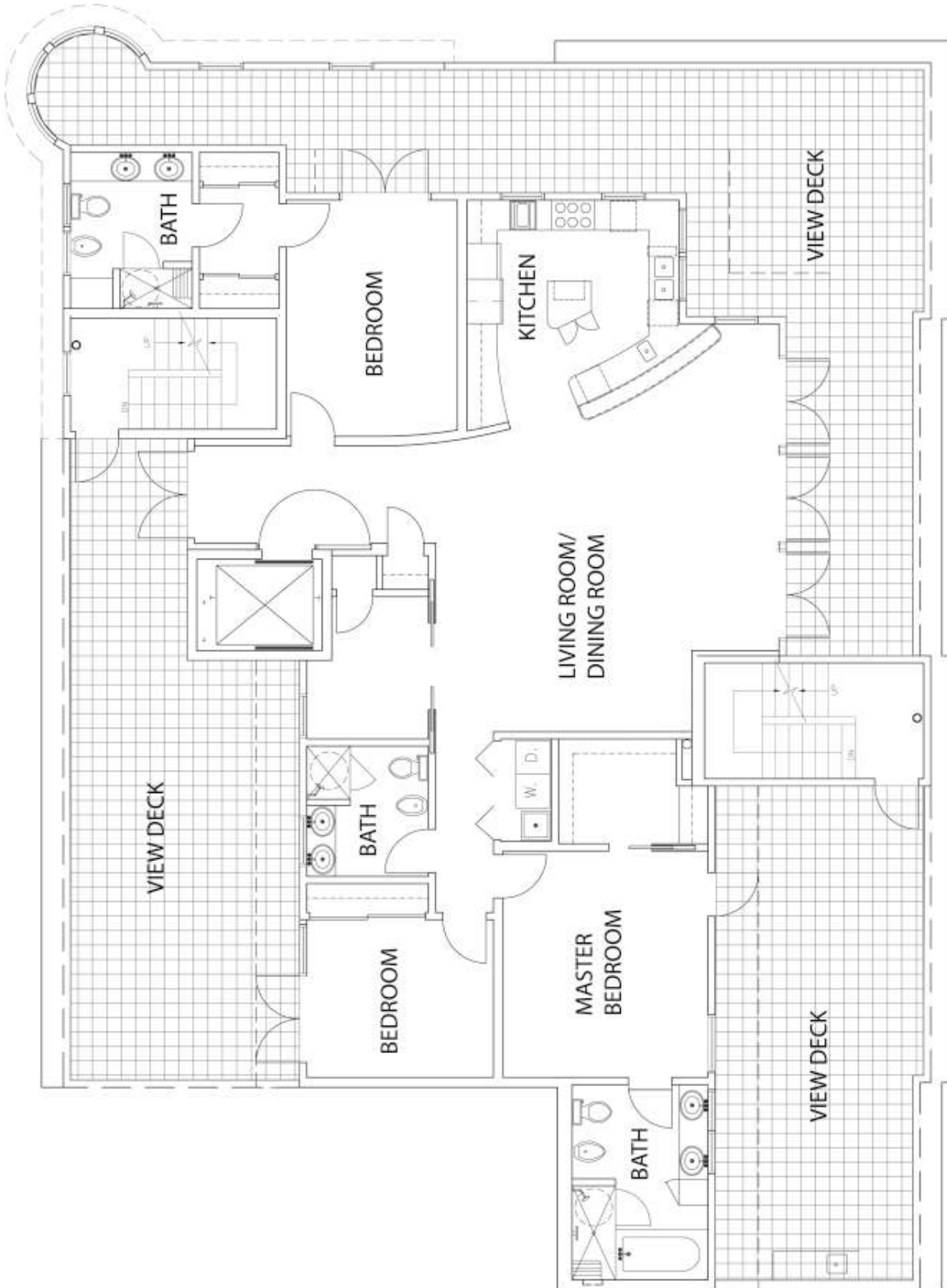
BUILDING AMENITIES

- Garage parking for each home
- Multiple electric car outlets in building garage
- Kone EcoSpace elevator with security key access directly into each home
- 25-panel high efficiency SunPower solar electric system—producing 7,500 kWh of electricity per year for the building common areas while reducing CO2 emissions by 150 tons over a 25 year period

SUPERIOR CONSTRUCTION

- Plumbing
 - A heavier duty type "L" copper piping generally used in high rise construction
 - Acoustic isolation that exceeds standards for sound dampening
 - Laundry room floor drainage for water overflow
- Electrical
 - 49 circuits per home (far exceeding the industry norm of 22 circuits)
- Foundation
 - 1000 yard concrete foundation
- Contractor's notes– Rudy Builer
 - *"One of the most dynamic structures I've ever been involved in"*
 - High quality materials used throughout with top-of-the-line appliances and state-of-the-art amenities
 - Kone EcoSpace elevator—the most sophisticated on the market today—offering rapid response, energy efficiency, and minimal sound
 - Each home separately metered for water, gas, and electricity

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PENTHOUSE