



2254-2256 SW Fulton Street San Francisco, CA 94117



EXCEPTIONAL LONE MOUNTAIN FLATS

Lower Unit (2256) - 4BD/2BA | **VACANT Upper Unit (2254) - 5 BD/3 BA**

Offered at \$2,990,000

Outstanding Investment Opportunity | Possible Condo Conversion | Elegant & expansive, period-detailed two-unit flats, with full basement. Walk Score of 91- with many urban amenities and favorably situated near the University of San Francisco, Golden Gate Park, and a variety of restaurants and shopping.

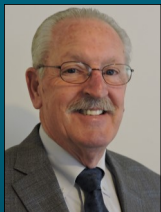
VACANT- two-story upper unit. Consisting of five bedrooms and three bathrooms- flooded with plentiful natural light. Updated kitchen and adjoining laundry room with access to back stairs. High ceilings- detailed wainscoting and hardwood flooring continue from the sun-bathed living room into the formal dining room, which presents North-facing views of San Francisco & glimpses of the Golden Gate Bridge and the Marin Headlands. The timeless staircase leads you to the top floor of the upper unit, presenting a spacious family room, two bedrooms, one bathroom and access to the roof deck, capturing breath-taking views of San Francisco and the Pacific Ocean.

Lower unit is seller occupied with four bedrooms and two updated bathrooms. The foyer welcomes you with high ceilings- spotlighting the charming wainscoting along the extensive hallway. This unit boasts a formal living room & dining room, both accentuating baroque gas fireplaces and further embracing hardwood flooring throughout the unit. The updated kitchen is adjacent to a laundry room with access to back stairs leading to a manicured garden.

Don't miss this opportunity!

MLS: #423716801 | Year Built: 1902 | Zoning: RH-2 | Approx. SqFt: 5,601 (per tax record)

For a virtual tour; visit: www.2254-2256FultonStreet.com



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