



1788 Clay #807

\$1,750,000

Be amazed, first resale at the Marlow. Enjoy modern luxury in this top-floor Southwest corner two bedroom, two bathroom condominium. Prime location, situated at the intersection of Pacific Heights, Nob Hill, and Russian Hill, easy access to some of San Francisco's unique restaurants, parks, shopping, and public and private shuttle transportation make for a wonderful place from which to explore the city. Walk Score of 98.

Dramatic floor-to-ceiling windows give the open living area an airy feel, while views both south and west of the city and Lafayette Park lend a sense of location. Sip your morning coffee or an evening cocktail on the private balcony, and entertain from the high performance kitchen with designer cabinets and quartz countertops overlooking a generous dining area.

The luxurious master suite features a spacious walk-in closet and windowed bathroom with double vanity and designer touches. The second bedroom is located on the other side of the home, offering privacy and another ample closet. An entry gallery with two more closets, second bathroom with bathtub, and in-unit washer/dryer round out this well-appointed, air conditioned home.

Designed by Kwan Henmi Architects and II By IV Design, the building was completed in 2014 and features a sleek and welcoming attended lobby. The Marlow Park, a large private garden, allows residents to enjoy outdoor living with well-appointed seating areas, gas barbecue grill, and even a crushed stone Bocce ball court. Included with the unit is extra-large parking space #63, bike parking, and as an added convenience the secured parking garage also contains three car share vehicles operated by Zipcar. Building is pre-wired for Webpass, Comcast, and DirectTV. Monthly HOA dues are \$647.72.

[www.TheMarlowSF.com](http://www.TheMarlowSF.com)

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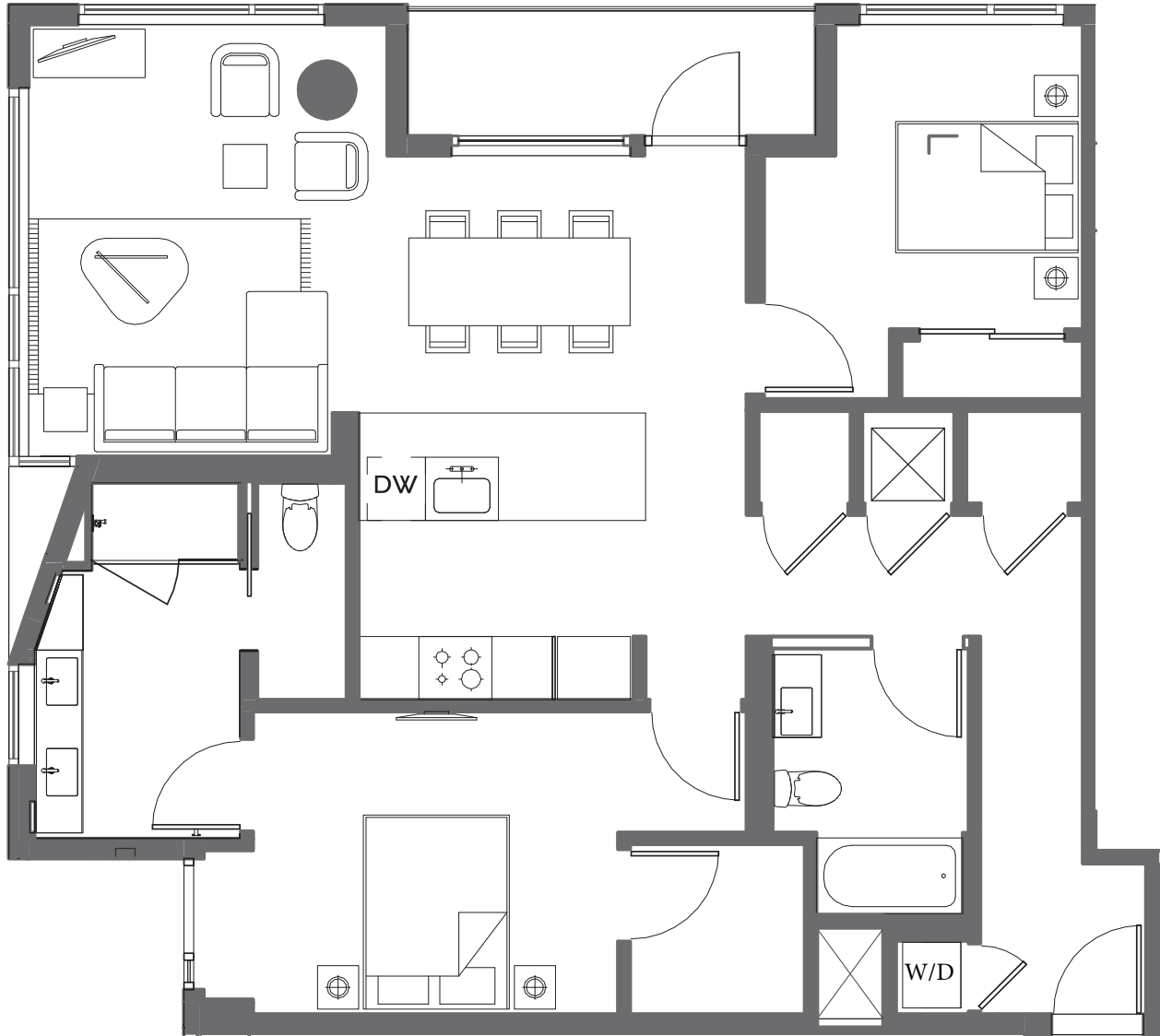
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# Floor Plan

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

