

# \$739,000 - 1310 Fillmore Street 705, San Francisco

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MLS® #425003155

## \$739,000

1 Bedroom, 1.00 Bathroom, 827 sqft  
Residential on 1.22 Acres

Western Addition, San Francisco, CA

Welcome to urban elegance at the Fillmore Heritage in the heart of SF's historic Jazz District. Residence 705 is a spacious one bedroom with Chef's kitchen, spa-like bathroom, Open concept living and dining room, plus a spacious bedroom with one of a kind walk in closet. Southeastern exposure, fills the space with natural light and iconic San Francisco views including City Hall and Sutro Tower. The kitchen is a chef's delight, equipped with a breakfast bar, gas stove, granite kitchen counters, range hood, and stainless steel appliances, making meal preparation a pleasure. The recently remodeled bathroom has every attention to detail clean lines, custom tile, Grohe fixtures, Toto toilet, frameless shower door, and backlit vanity mirror. Enjoy the convenience of an in-unit laundry, deeded parking and storage. The building offers one of the largest outdoor spaces, including a pet run, barbecue and lounge area, with lush landscaping. Enjoy security and services with an attended front desk, welcoming lobby, plus guest parking! This condo is an ideal choice for those seeking a vibrant city lifestyle with all the comforts of home. Don't miss the opportunity to make this exceptional property your own!



Built in 2007

## Essential Information

MLS® # 425003155

|                |                       |
|----------------|-----------------------|
| Price          | \$739,000             |
| Bedrooms       | 1                     |
| Bathrooms      | 1.00                  |
| Full Baths     | 1                     |
| Square Footage | 827                   |
| Acres          | 1.22                  |
| Year Built     | 2007                  |
| Type           | Residential           |
| Sub-Type       | Condominium           |
| Status         | Active Under Contract |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1310 Fillmore Street 705 |
| Area        | SF District 6            |
| Subdivision | Western Addition         |
| City        | San Francisco            |
| County      | San Francisco            |
| State       | CA                       |
| Zip Code    | 94115                    |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 1                                                           |
| Parking        | Assigned, Covered, Garage Door Opener, Independent, On Site |

### Interior

|            |                                    |
|------------|------------------------------------|
| Appliances | Free-Standing Gas Oven, Range Hood |
| Heating    | Baseboard                          |
| Stories    | One                                |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| HOA Fees       | 913                |
| HOA Fees Freq. | Monthly            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Agent  | Lisa Lyons |
| Listing Office | Compass    |

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