

\$1,699,000 - 196 States Street, San Francisco

MLS® #425063037

\$1,699,000

0 Bedroom, 0.00 Bathroom,
Land on 0.07 Acres

Corona Heights, San Francisco, CA

\$400k price reduction! Vacant lot with approved plans ready to be picked up from DBI! Located along the base of Corona Heights Park on one-block-long Museum Way, this development opportunity affords the new owner to build two spectacular modern condominiums with VIEWS. The currently vacant parcel spans the entire length between Museum Way and States St, approximately 125 feet. Included with the approved plan set are architectural plans crafted by Dumican Mosey Architects with large open living spaces with a focus on capturing the commanding southwestern views towards Eureka Valley and Twin Peaks. This highly-designed, architectural property offers the new owner an opportunity to develop one of the last plots of land on this exclusive hillside street. Upper home plans: 3 beds (all en-suite), 3.5 baths, ~2,860 sqft on 3 levels with top floor family room + roof deck, deck off living room. Lower home plans: 3 beds (all on 1 level), 2.5 baths, ~2,517 sqft on 2 levels, large media room, decks off living room + primary suite. This hillside location is just steps from Castro MUNI station, shopping, and restaurants. Located adjacent to Corona Heights Park, tennis courts, and dog run along with Randall Museum. Drive by the site!



Essential Information

MLS® # 425063037

Price	\$1,699,000
Bathrooms	0.00
Acres	0.07
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	196 States Street
Area	SF District 5
Subdivision	Corona Heights
City	San Francisco
County	San Francisco
State	CA
Zip Code	94114

Amenities

Utilities	Electric TBD
Parking Spaces	2
View	Hills, San Francisco, Twin Peaks

Exterior

Lot Description	Near Public Transit
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School Information

District	San Francisco
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Additional Information

Date Listed	August 4th, 2025
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Listing Details

Listing Agent	Frank A Nolan
Listing Office	Vanguard Properties

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