

# \$1,749,000 - 201 Folsom Street 12e, San Francisco

MLS® #425063601

**\$1,749,000**

2 Bedroom, 2.00 Bathroom, 1,366 sqft

Residential on 1.73 Acres

South Beach, San Francisco, CA

201 Folsom St #12E is an exquisite 2BR/2BA condo at the prestigious Lumina building in sunny South Beach. Graced by walls of glass, the open floor plan is flooded with natural light and offer imposing views of the bay, bridge and city skyline. The great room features a chef's kitchen with Caesarstone quartz /Siematic Cabinetry/Gaggenau-Bosch appliances, a dining area & walk-out balcony with SE exposure. The spacious primary bedroom has a walk-in closet and is highlighted by a spa-like ensuite bath with double sinks, separate shower/tub and built-in linen cabinets. At the other end of the hallway, you'll find a secondary bedroom that is perfect for guests or an office, in-unit laundry and additional custom storage solutions. Smart-home ready with Somfy powered roller blinds, black out drapes and Lutron/Kasa dimmers. 1-car valet parking. World class amenities include a 24/7 front desk, fitness center, lap pool, owner's lounge, roof deck, theatre, dog washing station, game room, play room and much more. Situated in a premium locale with easy walkability and ultimate convenience, experience the best of San Francisco living at this premium residence.

Built in 2016

## Essential Information

MLS® # 425063601

Price \$1,749,000



|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,366       |
| Acres          | 1.73        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 201 Folsom Street 12e |
| Area        | SF District 9         |
| Subdivision | South Beach           |
| City        | San Francisco         |
| County      | San Francisco         |
| State       | CA                    |
| Zip Code    | 94105                 |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 1                                                      |
| Parking        | Valet, Side by Side, On Site - Unassigned (Condo Only) |
| View           | Bay Bridge, City, City Lights, Downtown, Panoramic     |

### Interior

|            |                                                         |
|------------|---------------------------------------------------------|
| Appliances | Dishwasher, Range Hood, Microwave, Washer/Dryer Stacked |
| Heating    | Central                                                 |
| Cooling    | Central Air                                             |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| HOA Fees       | 1407           |
| HOA Fees Freq. | Monthly        |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Agent  | Calvin M Kam |
| Listing Office | Compass      |

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