

\$4,450,000 - 1275 Lombard Street, San Francisco

MLS® #425081829

\$4,450,000

3 Bedroom, 4.00 Bathroom, 4,376 sqft

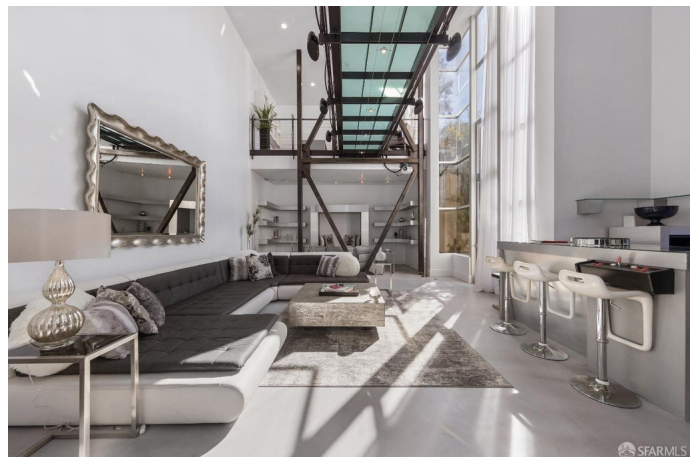
Residential on 0.07 Acres

Russian Hill, San Francisco, CA

Spanning six levels and over 5,000 sqft of indoor/outdoor living space with sweeping views of the North Bay, Alcatraz, and the City, this three-bedroom, three-and-a-half-bath residence is an architectural showpiece designed by award-winning Mark Tracy of Chemical Spaces. The top-floor family room captures iconic San Francisco vistas, while the level below features a chef's kitchen with Scavolini cabinetry, terrazzo countertops, a second fireplace, and a nine-foot island. Double doors open to a private 700+ sqft terrace with sweeping Russian Hill views - perfect for indoor-outdoor dining and entertaining. Encompassing more than half of the third floor, the primary suite offers a spa-like experience with custom built-ins, four closets, dual vanities, radiant heat, and a private balcony. The lower level opens to a dramatic 20-foot entertaining space with a videogame bar, home theater system and a suspended glass catwalk leading to a home office and ensuite guest bedroom. At street level, a 3-car garage with a stacked parking lift and private elevator access provides rare convenience in San Francisco. This is Russian Hill living at its most elevated located on a tree-lined street near the boutiques, cafes, and restaurants of Polk, Hyde, and Union Streets, with a 97 Walk Score.

Built in 1875

Essential Information



MLS® #	425081829
Price	\$4,450,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,376
Acres	0.07
Year Built	1875
Type	Residential
Sub-Type	Condominium
Style	Contemporary, Modern/High Tech
Status	Active

Community Information

Address	1275 Lombard Street
Area	SF District 8
Subdivision	Russian Hill
City	San Francisco
County	San Francisco
State	CA
Zip Code	94109

Amenities

Parking Spaces	3
Parking	Driveway, Assigned, Attached, Covered, Garage Door Opener, Inside Entrance, Mechanical Lift, Tandem, Independent, On Site
# of Garages	3
View	Bay, City, City Lights, Downtown, Golden Gate Bridge, Panoramic, San Francisco, Water

Interior

Interior Features	Cathedral Ceiling(s), Elevator, Storage, Wet Bar
Appliances	Dishwasher, Disposal, Range Hood, Microwave, Wine Refrigerator
Heating	Hot Water, Zoned, Radiant Floor
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Kitchen
Stories	Three Or More

Exterior

Exterior Features	Balcony
Windows	Skylight(s), Window Coverings

School Information

District	San Francisco
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Additional Information

Date Listed	October 11th, 2025
HOA Fees	610
HOA Fees Freq.	Monthly

Listing Details

Listing Agent	Gregg Lynn
Listing Office	Sotheby's International Realty

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