

# \$1,995,000 - 3749 17th Street B, San Francisco

MLS® #425082049

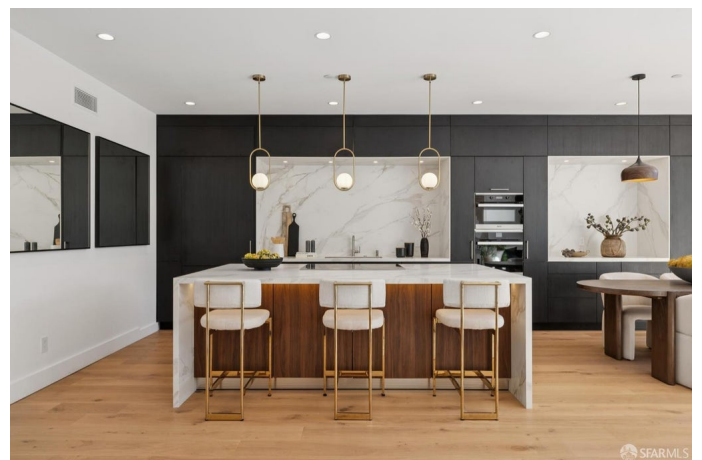
**\$1,995,000**

3 Bedroom, 2.00 Bathroom, 1,765 sqft

Residential on 0.00 Acres

Eureka Valley/Dolore, San Francisco, CA

Introducing LUMEN - a radiant 3 bedroom, 2 bath residence at Mission Dolores / Castro's hottest new building - Sol de Dolores. This bespoke three-home development by a world-renowned architect known for skyline-defining work in SF, LA, and Honolulu is truly unique. LUMEN offers refined design, flowing social spaces, and a light-bathed open concept layout. The great room connects to a private rear deck via floor-to-ceiling glass sliders, while Bay windows at the front fill the space with light and verdant treetops. The kitchen centers around a sculptural island clad in Calacatta-style porcelain, with a matching backsplash, Sterling sink, brass fixtures, and a full Miele appliance suite. BauBox cabinetry and warm wood pendants add contrast and calm. The primary suite includes a Bay window, dual closets, and an ensuite bath with floating dual vanities, fish-scale tile, Kohler brass fixtures, a walk-in glass shower, and Toto toilet. A second bedroom shares the front outlook, while a third bedroom sits near the hallway bath. Wide-plank oak floors, Lutron programmable lighting, Ubiquiti WiFi6, AC, solar, EV-ready parking, and laundry. Experience Mission Dolores at its most considered at LUMEN!



## Essential Information

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Price \$1,995,000

|                |                             |
|----------------|-----------------------------|
| Bedrooms       | 3                           |
| Bathrooms      | 2.00                        |
| Full Baths     | 2                           |
| Square Footage | 1,765                       |
| Acres          | 0.00                        |
| Type           | Residential                 |
| Sub-Type       | Condominium                 |
| Style          | Edwardian, Modern/High Tech |
| Status         | Active                      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 3749 17th Street B   |
| Area        | SF District 5        |
| Subdivision | Eureka Valley/Dolore |
| City        | San Francisco        |
| County      | San Francisco        |
| State       | CA                   |
| Zip Code    | 94114                |

### **Amenities**

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available, Internet Available                                                                                     |
| Parking Spaces | 1                                                                                                                       |
| Parking        | Driveway, Assigned, Electric Vehicle Charging Station(s), Garage Door Opener, Garage Faces Front, Side by Side, On Site |
| View           | Garden                                                                                                                  |

### **Interior**

|              |                                                         |
|--------------|---------------------------------------------------------|
| Appliances   | Dishwasher, Disposal, Double Oven, Washer/Dryer Stacked |
| Heating      | Central                                                 |
| Cooling      | Ceiling Fan(s), Central Air                             |
| # of Stories | 1                                                       |
| Stories      | One                                                     |

### **Exterior**

|              |                                   |
|--------------|-----------------------------------|
| Windows      | Bay Window(s),Double Pane Windows |
| Roof         | Asphalt                           |
| Construction | Wood Siding                       |
| Foundation   | Concrete Perimeter                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| HOA Fees       | 606             |
| HOA Fees Freq. | Monthly         |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Agent  | Arrian C Binnings            |
| Listing Office | Christie's Int'l Real Estate |

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