



SAN FRANCISCO

1278-82 Church Street, Noe Valley



1278-82 Church Street represents a unique opportunity to acquire a stunning modern home within two blocks of the heart of the 24th Street shopping district. These contemporary residences, executed with painstaking care and thought towards design, quality of finishes and layout, are simply spectacular.

Extensive use of "green" or energy efficient materials were used to construct the Property, including Munchkin radiant heat systems, low- or non-formaldehyde woods, grain and rice-core doors, sustainable wood flooring, double and triple pane windows and energy-efficient Bosch appliances. Extensive soundproofing material has been incorporated, including none-formaldehyde cotton insulation and Certainteed fiberglass insulate between floors. All units feature fireplaces, deep-soak Jacuzzi tubs, multi-head showers and central audio systems. All countertops throughout are caesarstone. Oversized floor to ceiling windows in all units flood the Property with natural light.

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MODERN THREE 3-BEDROOM TIC UNITS



1278-82 Church Street is within 2 blocks of the 24th Street shopping district, renowned for its epicurean cheese, pasta and wine stores, in addition to clothing, books, music and more.

Noe Valley enjoys proximity to highways 101, 280 and the SF airport as well as a commute to downtown San Francisco in approximately 20 minutes and some of the best weather in the City.

Three 3-bedroom TIC units

Offered at : \$1,245,000 (3BR/ 3BA middle unit)

\$1,365,000 (3BR/ 2BA top floor unit)

\$1,395,000 (3BR/ 2.5BA ground level unit)

www.1278-82church.com

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