

# COMPASS



Potrero Hill  
489-495 Utah Street

# About the property

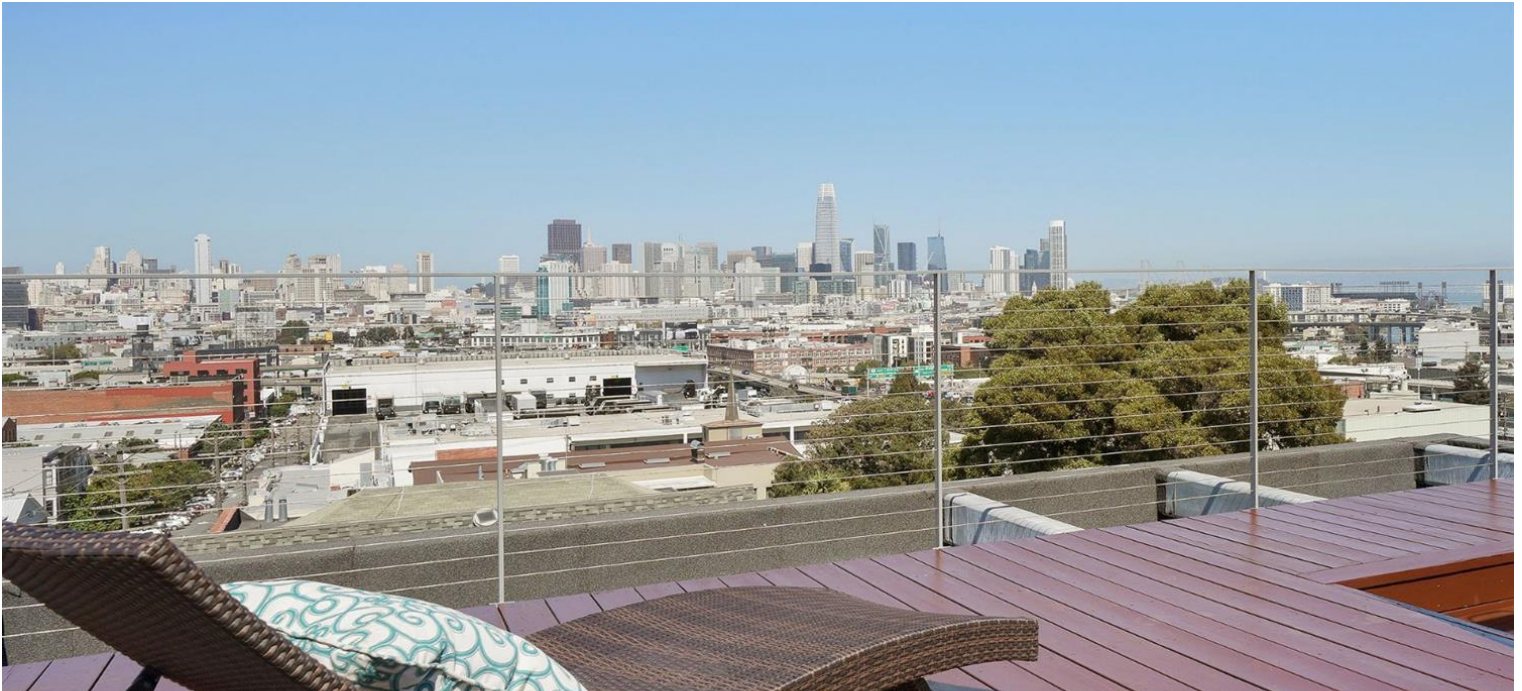
Welcome to 489-495 Utah, a three unit building plus legal cottage (accessory dwelling unit ADU. Built in 1904, fully remodeled in 2018, and located in the micro-neighborhood on the hill between the Mission and Potrero Hill, this luxurious building combines graceful Edwardian proportions with flawless contemporary fixtures and finishes. Pride of craft and attention to detail abounds. You'll love upgrades like newly installed wide-plank oak hardwood floors, Thermador appliances, Carrara marble, and jaw-dropping views of San Francisco's cityscape and the bay beyond. The building's shared entrance features both new tumbled granite single slab stonework and original terrazzo, protected via an artificial intelligence (AI) entry system and leads to three separate units and a cottage.

## Pricing

- 489-493 Utah St including ADU: \$3,990,000
- Sq Ft: 4,080 Per Floor Plan, MLS#:476675
- The Penthouse - 493 Utah St: \$1,575,000
- Sq Ft: 1,410 Per Floor Plan, MLS#:476674
- The Middle Flat - 491 Utah St: \$1,095,000
- Sq Ft: 1,205 Per Floor Plan, MLS#:476673
- The Lower Flat - 489 Utah St: \$995,000
- Sq Ft: 1,140 Per Floor Plan, MLS#:476672
- ADU Cottage - 495 Utah: Contact Danielle for Info
- Sq Ft: 325 Per Floor Plan

## Key Details

- Three Unit Building Plus Cottage (ADU)
- AI Phone Entry System
- Tumbled Granite Single Slab Entry
- Remodeled to the Studs
- Insulated and all New Drywall
- New wood clad windows and fire rated clear walls
- New Roof
- New Exterior Paint
- High-End, Luxury Finishes Throughout



**Danielle Lazier**

Seller's Agent  
DRE #: 01340326  
415.528.7355  
hello@daniellelazier.com



**Joshua Ortiz**

Buyer's Agent  
DRE#: 01937161  
617.309.8266  
josh@daniellelazier.com

