



3 BEDROOM 2 BATH	1,365 SQUARE FEET	CONDO	\$1,349,000
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COMPASS



Cole Valley Classically Victorian Condo  
**736 Shrader**



# Home Description

Built in 1895, 736 Shrader Street is a three-bedroom, two-bathroom condo in a two unit Victorian building with one-car parking, shared garden, and storage located in Cole Valley. From its curb appeal to its desirable location, this spacious and elegant home fits every lifestyle. You'll enjoy vintage architectural details such as a well-maintained hardwood floors with walnut inlays, crown moulding, wide baseboards, multi-paned windows, and ceiling medallions.

Begin exploring 736 Shrader Street via the secluded porch and the vintage door with its intricate carved detailing. The welcoming foyer opens onto a double parlor and a full bath that has been updated.

Sun-drenched and elegant, the living room is distinguished by high coved ceilings, a decorative fireplace, a large bay window, and separate office area. Opposite the foyer, you'll

find two separated bedrooms, each with windows on two sides and ample closets. The spa-like second bathroom comes with a Sunrise clawfoot slipper tub, custom tile, and custom built-ins, while the master bedroom is sure to please with a decorative fireplace, bay windows, a large closet, and a serene location away from the street and overlooking the garden.

The updated kitchen, adjacent to the formal dining room, was remodeled with custom cabinetry and is perfect for a serious cook. Stainless steel appliances include a Dacor stove and Shaws Original farmhouse sink.

For more details visit [736Shrader.com](http://736Shrader.com).



## Amenities

- Lower Flat, Two-Unit Building, Condominium

Three-Bedrooms, Two-Bathrooms, Shared Yard

Built in 1895, Ornate Architectural Details, Modern Updates
- Cook's Kitchen, High-End Stainless Steel Appliances

Exclusive Use Laundry, Dedicated Storage Space

One-Car Garage Parking

Appealing Cole Valley Location



## Key Details

- Easy Downtown and Cross-City Commutes via the N Judah, 6-Haight, 37-Corbett, 33-Ashbury, and 43 Masonic Bus Lines

Close to Golden Gate Park, Shopping, Restaurants, and Practical Amenities
- Walk Score: 94

Square Feet: 1,365 Per Tax & 1,360 Per Open House Drafting

HOA: Prorated By Occupancy- Currently \$312.20/ Month