



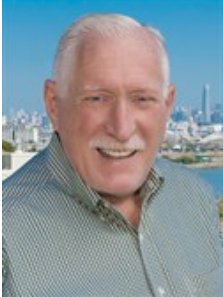
**\$ 1,750,000**



**765 Clementina Street, San Francisco, CA 94103**

**WEB: 765Clementina.com**

- » **Beds:** 1 | **Baths:** 1 Full
- » **Single Family** | 2,275 ft<sup>2</sup>



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765 Clementina Street is one of those rare properties that are for a live/work situation. Upon entering the building you are greeted by welcoming lobby with rich brown natural cork floors. To the left is access to the single car garage and to the right there is a staircase that takes you to a second story sleeping area that has high arched windows and access to a small roof deck that provides a space to sit in the sun. Walking past the lobby toward the rear of the building you pass a large ADA compliant bath with a spacious shower, skylight and laundry facilities. The main live/work room has high ceilings and is filled with light from 3 large sky lights. A dining area and the kitchen are along the wall to right side of the room and there is a napping/sleeping alcove/ storage area on the opposite side of the room. A concrete pad with irrigation for plants is located in the center of the room. The heating system is radiant heat under the cork floor at the main level and baseboard heat in the second floor sleeping area. The current owner has submitted plans to the city for a second story expansion. The plans are preliminary and are in review with city planning. Zoning is RED-MX, Residential enclave, mixed use. The zoning includes residential use but may be non-conforming. The buyer is encouraged to research legal use.

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