

Real Estate

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Sound Off:
The importance
of pre-qualifying.
K2

The past meets current in the Mission

Nine brand-new luxury residences unveiled in Mission District K4



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Home Trends

The case for continuing to rent in a seller's market: See what experts have to say.

K3



Peninsula Papagayo

Andaz Costa Rica

Residences at Peninsula Papagayo are now available, starting at \$1.3 million.

L1

Above: Each of the nine newly built residences at 856-858 Capp St. in the Mission District boast unique floor plans.

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🏠 Sales: Shea Homes Marketing Company (CalDRE #01378646); Construction: Shea Homes Limited Partnership (CSLB #855368). Equal Housing Opportunity.



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Theory

TheoryAtInnovation.com

COVER STORY

Nine unique architectural homes unveiled in Mission District

Located in the heart of San Francisco's Mission District neighborhood, 856-858 Capp St. is a refreshing new address in one of the city's oldest neighborhoods. Consisting of nine spacious residences, this refined boutique building features light and superior finishes with an impeccable fusion of modern and classic architecture.

The front-facing home (856 Capp St.) is a historic 1927 church that has been delicately renovated and boasts incredible volume and expansive windows. Its open floor plan rests beneath a vaulted, beamed ceiling.

Each residence enjoys a unique floor plan, many with dedicated outdoor space and two with private yards. The homes' top-of-the-line finishes were chosen with care and lend a refined and polished look to the light-filled abodes.

Two- and three-bedroom residences are available, starting at \$1.199 million. The top floor belongs to 858 Capp St., Unit 8, a three-bedroom, three-bathroom with 1,638 square feet of living space, a roof deck and a pair of terraces. It includes a spacious formal dining room and a living room that frames views of Twin Peaks.

All kitchens feature Statuario Italian marble backsplashes, European cabinetry and Miele appliances, and every residence boasts rift-cut hardwood flooring. In-floor radiant heating controlled by Nest thermostats regulate the environment within, as in-unit washers and dryers lend additional convenience.

The newly completed units also boast state-of-the-art prewiring for audio/visual equipment, allowing incoming owners to customize their entertainment experience. Dual-strand fiber optic cabling



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Above: The homes at 856-858 Capp St. in the Mission District feature rift-cut hardwood floors and kitchens with Miele appliances and custom cabinetry. Below right: Superlative spa bathrooms feature soaking tubs, large showers and Waterworks fixtures.



COVER STORY

Details

Address: 856-858 Capp St., Mission District, San Francisco.

Price: Starting at \$1.199 million.

Open home: Sunday, noon to 2 p.m.

Features: Set in one of the city's most established neighborhoods, this collection of nine bespoke condominiums features two- and three-bedroom units

adorned with custom oak closets, rift-cut hardwood floors, imported Statuario Italian marble backsplashes and state-of-the-art pre-wiring for audio/visual equipment. Kitchens boast Miele appliances and custom European cabinetry, while the bathrooms feature polished nickel Waterworks fixtures. Select units enjoy exclusive-use gardens or terraces.



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for the building ensures quick connectivity to the Internet.

French limestone lines the floor in the spa bathrooms connected to the owner's suites, a luxurious touch complementing the polished nickel Waterworks fixtures and soaking tubs.

The Mission District has long been seen as an energetic, creative and forward-thinking neighborhood. Located in the center of the neighborhood, 856-858 Capp St. is just seconds away from the city's second most famous park (Dolores Park), boutique shops, world-class restaurants, cultural centers and centrally located public transportation.

The vibrant streets and colorful murals make this neighborhood one of San

Above: The front-facing home, 856 Capp St., is a historic 1927 church that has been delicately renovated and boasts incredible volume and expansive windows. Below: Select units include exclusive-use gardens or terraces.

Francisco's most popular places to live, explore and enjoy.

The address enjoys a myriad of transportation options, including BART, MUNI, easy access to highways 101 and 280, as well as tech shuttles to the South Bay within minutes. The homes at 856-858 Capp St. are set in the center of it all. Located adjacent to the 24th Street corridor, these homes boast a 100 Walk AND Bike Score.

See the photos and video at www.cappsf.com.

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