

THE AUSTIN

1545 Pine Street
San Francisco
CA 94109

theaustinsf.com

The Austin is a collection of 100 luxury condominium residences located in the heart of San Francisco at 1545 Pine Street. Just steps from Polk Street; a walkable and vibrant shopping and dining destination; it is hugged by the city's oldest affluent neighborhoods - historic Nob Hill, the grand Pacific Heights, friendly Cow Hollow and storied Russian Hill. The homes enjoy superior accessibility to and from the Financial District, the Mid-Market technology hub and Silicon Valley.

At 12 stories tall, The Austin is composed of a collection of studio, one and two-bedroom homes. Its' interiors are designed with premium finishes and fixtures as well as plenty of storage space, bright and sunny with floor to ceiling windows, and feature central air conditioning with Nest thermostats. Essentially, a cozy respite from the city below.

PROJECT HIGHLIGHTS:

- TIMELESS CALIFORNIA-INSPIRED INTERIORS THAT CREATE A MODERN, NATURAL AND CLEAN AESTHETIC
- PREMIUM FINISHES SUCH AS MIELE GAS OVEN AND COOKTOP, BUILT-IN BOSCH DISHWASHER AND HANSGROHE FIXTURES THROUGHOUT
- WIDE PLANK WHITE OAK HARDWOOD FLOORS
- FLOOR TO CEILING WINDOWS ALLOWING INTERIORS TO BE BATHED IN CALIFORNIA SUNLIGHT
- NEST THERMOSTATS TO CONTROL IN-HOME TEMPERATURE
- GRACIOUS OUTDOOR SPACES INCLUDING PRIVATE AND SHARED TERRACES AND BALCONIES
- A SPACIOUS LOUNGE ON THE GROUND FLOOR WITH WIFI CONNECTIVITY, LUXURIOUS SOFT SEATING AND WORK SPACES WHICH ENCOURAGE SOCIAL EXCHANGES AND A SENSE OF COMMUNITY.
- A COMMON ROOFTOP TERRACE WITH OUTDOOR GAS FIRE PITS, SHARED BBQ, AND UNOBSTRUCTED VIEWS OF THE CITY AND THE SAN FRANCISCO

BAY.

- LUSH COURTYARD ACCESSIBLE FROM THE LOBBY THAT ALLOWS LIGHT, GREENERY AND FRESH AIR INTO THE GROUND FLOOR SPACE.
- BIKE PARKING SPACE INCLUDED WITH EACH HOME
- PET-WASHING SPA FOR RESIDENTS' PET CARE
- UNDERGROUND AUTO PARKING AVAILABLE FOR PURCHASE

Address: 1545 Pine Street

Location: Lower Polk Neighborhood, City and County of San Francisco, California

Building Facts: 12 stories
100 homes on floors 2-12
Retail on the ground floor
2 Levels of Underground Parking

Finishes:

Kitchens

Miele gas cooktop and oven
Built-In Bosch Dishwasher
Hansgrohe Fixtures
Quartz Countertops and matching backsplash
Custom Cabinets by local designer Sozo Studio

Great Rooms

Monarch White Oak Hardwood Flooring
Floor-to-Ceiling Windows
Washer Dryer Closet and Hook-ups

Bathrooms

Wetstyle double sinks in select Master Bathrooms

Duravit Toilet and bathtub

Hansgrohe Fixtures

12 x 24" Porcelain tiles on floors and in showers

Custom Cabinets by local designer Sozo Studio

Building Features:

Attended Front Desk

HVAC systems with Nest Thermostats

Rooftop with gas fire pits, BBQ and stunning panoramic views of the City
and San Francisco Bay

Key fob Security System with 24/7 video monitoring

Collaborative Workspace / Residential Lobby with attached open-air
courtyard

Dog friendly building with dog washing "spa"

Other Ownership Expenses:

HOA Dues- \$593 - \$937

Preferred Lenders:

Bank of America

First Republic

CitiBank

KL Capital

Development Team:

Developed by Pacific Eagle, San Francisco, CA

Marketing and Sales by The Mark Company, San Francisco, CA

Architecture:

Interior Design Architects, Edmonds + Lee Architects, San Francisco, CA

Execution Architect, BDE Architecture, San Francisco, CA.

Built by Swinerton Builders, San Francisco, CA