

Press Release

M@1875 Reflects the Glamour of Boutique Style Living You Can Call Home

Stylish New San Francisco Condominiums Offer Sophistication, Sky Deck & Rooftop Swimming

FOR IMMEDIATE RELEASE

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M@1875 is a captivating lifestyle residence created for the west coast's new urbane way of living. Like San Francisco itself, the unique development offers instant excitement the moment you enter. Exuding the glamour of a sleek boutique hotel, the 39 Studio, 1- and 2- Bedroom condominium homes have been designed with crisp, clean lines and luxurious details throughout. Ideally situated in the sun-splashed Mission neighborhood, upscale amenities such as secured parking, an enclosed dog run, and an expansive outdoor rooftop sky deck with the area's only heated swimming pool compliment today's active yet worldly San Francisco lifestyle.

As soon as the door swings open, residents are enveloped in sophistication. Moroccan tiles, herringbone reclaimed hardwood floors, bold custom furnishings and designer lighting create a hip yet refined lobby experience. A short elevator ride upstairs reveals interior corridors accented with optical carpeting, brass door hardware and Heath ceramic home numbers.

Offering three distinctive themes to choose from, each of the three highly functional floor plans feature moveable frosted glass walls, custom cabinetry, hardwood floors, and Ann Sacks and Porcelanosa tile. Gourmet kitchens are equipped with Bertazzoni ranges and microwaves, Leibherr refrigerators with icemakers, and Blanco fixtures.

"M @1875 bends the rules and pushes the boundaries of what a residence can be," said Rusty Wadatz of Vanguard Properties, who is not only overseeing sales of the development, but also served as lead designer on all of the interiors and finishes. "We wanted to create a current and playful experience, where style and elegance prevail without fuss or complexity."

For the exclusive use of residents and their guests, the sweeping roof level includes a glass enclosed dog run, an inviting heated swimming pool and a spacious 360-degree sky deck ideal for lounging, mingling and enjoying the breathtaking San Francisco views. Secured garage parking is available for 1 and 2 bedroom units.

Located in the heart of the revitalized Mission District, M@1875 is perfectly suited for the free and easy San Francisco lifestyle. Bike to work, and just steps to BART, MUNI and tech shuttles, it's only minutes to either a downtown club or the surf at Ocean Beach, and a blink to the freeway, SFO or Silicon Valley. Eminently walkable, M@1875 is right around the corner from the Valencia and Guerrero hub of vibrant and eclectic cafes, restaurants, bars, and nightlife.

Priced from the low 700,000's, sales commence mid-September. For more information visit m1875.com or contact Rita Schmid at 415.875.7455, Roxanna Melgarejo at 415.874.7445, or Rusty Wadatz at 415.509.2159 to arrange a showing.

About Vanguard Properties

Since its founding in 1986, Vanguard Properties has generated nearly \$9 Billion dollars in real estate sales under the guidance of some of the most respected professionals in the business. With unparalleled standards of excellence, it has achieved a reputation for its uniquely fresh and exciting approach to buying and selling homes. In offices located in San Francisco, Marin and Sonoma counties, and Palm Springs, Vanguard Properties provides its 250+ agents with one of the most comprehensive and technically advanced marketing, advertising and PR programs in the real estate industry. For more information, please visit vanguardproperties.com.