

260 DOWNEY ST, SAN FRANCISCO, CA 94117

San Francisco



\$995,000
LIST PRICE

2
BEDS

2
BATHS

1907
YEAR BUILT

Residential / Tenancy in Common
TYPE

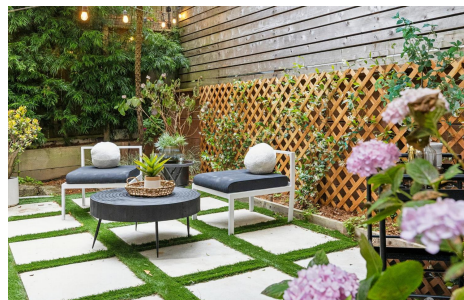
SOURCE: COMPASS LISTING

THE HOME

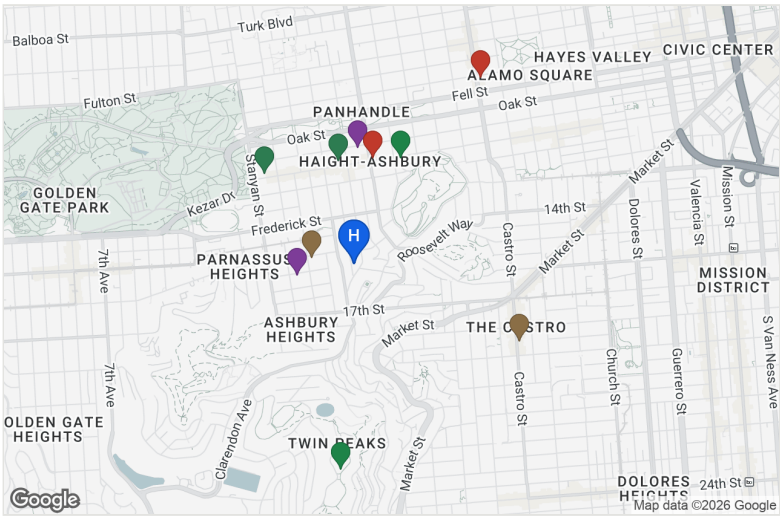
Built in 1907, this two-bedroom, two-bath Edwardian flat occupies a coveted corner where Cole Valley meets Ashbury Heights. The home is part of a three-unit tenancy-in-common and has been thoughtfully remodeled to preserve its period character—box-beam ceilings, wainscoting, and original built-in cabinetry remain intact. The open kitchen, living, and dining space is anchored by a chef's kitchen with stainless steel appliances and a full-size stacked washer and dryer. The dining room opens directly to an exclusive-use garden. The primary suite includes an ensuite bath, and additional private storage is provided. Offered at \$995,000.

THE NEIGHBORHOOD

This stretch of Downey Street sits at the intersection of two of San Francisco's most walkable enclaves, with a Walk Score of 90. Buena Vista Park, Corona Heights, and The Panhandle are all within reach, as are the cafés and shops along Cole Street—Philz Coffee, Zazie, and La Boulangerie among them. Grattan Elementary (GreatSchools rating: 9) is two-tenths of a mile away. Downtown San Francisco is a 14-minute drive or 22 minutes by transit; San Francisco International Airport is 24 minutes by car. The N Judah provides direct access to the city's transit grid.



THE NEIGHBORHOOD MAP



● This home ● Cafés ● Dining ● Grocery ● Parks ● Schools

WORTH KNOWING

- Grattan Elementary School, rated 9 out of 10 by GreatSchools, is 0.2 miles from the property; Chinese Immersion School At Deavila, rated 10, is 0.4 miles.
- The home is part of a tenancy-in-common structure with three units total—financing and ownership terms differ from fee-simple condominiums, and prospective buyers should consult legal and financial advisors familiar with TIC arrangements.
- The exclusive-use garden accessible from the dining room has been recently landscaped and offers private outdoor space uncommon at this price point in the neighborhood.

SCHOOLS

9/10

Grattan Elementary School
Public · Grades K-5 · 0.2 mi · Above average

8/10

Rooftop Elementary School
Public · Grades K-8 · 0.7 mi · Above average

5/10

Independence High School
Public · Grades 9-12 · 0.9 mi · Average

NEARBY

CAFÉS	Philz Coffee, La Boulangerie de San Francisco, Cole Valley, The Mill
DINING	Magnolia SF - Haight, Nopa, Zazie
GROCERY	Whole Foods Market, Gus's, Lucky
PARKS	Twin Peaks, Buena Vista Park, Corona Heights Park

90 WALK SCORE® Walker's Paradise

Walk Score® rates an address from 0–100 by how easily everyday errands — groceries, coffee, dining, school pickup — can be done on foot. 50+ means some errands can be walked, 70+ means most can, and 90+ is a rare walker's paradise. Transit and Bike scores read the same way for public transportation and cycling.

GETTING AROUND

Downtown San Francisco
14 min drive · 2.3 mi 22 min transit

Stanford University
44 min drive · 35.6 mi 2 hr 1 min transit

Downtown San Jose
1 hr 2 min drive · 54.9 mi 2 hr 10 min transit

San Francisco International Airport
24 min drive · 15.5 mi 56 min transit

Drive times reflect typical traffic at generation; transit via public schedules. Source: Google Maps.

Ratings are GreatSchools Summary Ratings on a 1–10 scale, based on test scores, student progress, and college readiness — 8–10 is above average, 5–7 average, 1–4 below average. Schools shown are the closest rated options within five miles. Attendance boundaries change; always verify enrollment eligibility directly with the school district.

ABOUT LUCAS



Lucas Lee

REALTOR® | SF PENINSULA · DRE #02251770

Lucas Lee, a Bay Area native who was born in San Francisco, has lived here his entire life. He grew up in Belmont CA, and him being here throughout his entire life has given him an in-depth understanding of the competitive Bay Area real estate market. Because he's so familiar with the Bay Area, he brings a lot of value to the table with insight on neighborhoods, nearby amenities, school districts, and how a community operates. This background and knowledge allows clients to make informed decisions that will put them in a great position when buying or selling a home.

A factor that sets Lucas apart from every other Real Estate agent is that he got his degree in Real Estate from the University of Washington. The in-depth knowledge sets him apart and shows his passion, commitment, and difference in the field. Through his studies, he was able to build a strong foundation in property valuation, market analysis and dynamics, negotiation, and knowledge about all real estate transactions. The real estate profession didn't begin through college though; his Auntie has been a lifelong real estate agent, and being able to see what goes on behind the scenes inspired him to become a professional himself.

In Lucas' free time, you can see him at the Bay Club lifting weights and playing basketball. He brings the same energy to his clients as he does through hobbies; he brings a competitive edge and results driven approach. He also loves trying new restaurants and desserts with his partner!

THE OLDHAM GROUP AT COMPASS

The Oldham Group is one of the Bay Area's top-ranked real estate teams, with 50+ agents and over \$403 million in annual sales across San Francisco, Silicon Valley, the Peninsula, Marin, Monterey, and beyond. As part of Compass, the team combines deep local expertise with the resources of one of the nation's leading brokerages — powerful technology, innovative marketing, and a nationwide network — so every client benefits from the collective knowledge and support of an entire team working toward one goal: your success.



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Not an appraisal or opinion of value. Neighborhood data from Google Places. Walkability from Walk Score. Narratives by AI; reviewed for accuracy. © 2026 The Oldham Group at Compass. All rights reserved.



EQUAL HOUSING OPPORTUNITY

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