Real Estate

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Screen saver

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An upscale, 6-piece residence K4

The Luxe features unique details, eclectic luxury

By Michael Freene

What once stood as a neighborhood single-screen theater from the early 1980s is now a six-piece luxury residence.

Listing on the corner of 18th and Church streets in Noe Valley, the ultra-modern condominium known as The Luxe is a pilot-testing production itself with six unique units.

“I’ve seen a lot of construction and most developers do not take the time to really individually create rooms in a building,” said Michelle Balog of Vanguard Properties. “Every room has different features, cabinets, kitchen tiles and bathroom tiles. It’s not a cookie-cutter high-rise building.”

Balog said The Luxe’s radiant designer – which includes an elevator, hardwood open floor plans and gourmet kitchens with island countertops, Viking gas ranges and wine refrigerators – provides a change of pace for an already eclectic Noe Valley neighborhood.

Fresh from a grand opening after its completed construction this year, the building rose from the ashes of the Sycamore Theater, a neighborhood movie theater that opened in 1935 when moviemakers could enjoy a favorite film for a nickel or a dime.

Over the years, the name of the theater changed from the Lux (the condominium’s origin moniker) and the De Lux to the Sycamore Theater.

With an added “e” to bring it to modern day, The Luxe sets a new tone with six squares in two types of units.

Residents in units 101-405 enjoy direct access to a furnished centered courtyard with gas barbecue and fireplace. Units in section 209-305 allow owners to enjoy an actual view of Noe Valley and downtown.

“It’s a very special setting,” Balog said. “You sit back, relax, and just enjoy your life there.”

Balog said the open space brings a lot to the imagination as the living area blends with the contemporary European bathroom and separate bedrooms.

“The space doesn’t consist of small rooms,” she said. “There is a lot you could do with these units. Everything is new, unique and very detailed.”

The luxury units, which range from $1.3 million to more than $1.6 million, also feature video intercoms and alarm systems installed in each unit. In addition, there is one parking stall for each unit and two additional spaces for sale.

The units range in size from 1,950 to 2,424 square feet. Balog said when she held a sneak preview of the residences, the interest was strong and commitments are near.

“The response and feedback have been wonderful,” she said. “There is one unit under contract and we are working on another unit at this moment.”

Balog said the allure is generated from the very essence of Noe Valley. The historic neighborhood features a bvy of commerce within walking distance of The Luxe. Yet, it is accessible to Interstate 280 and Highways 101 and 280.

“On the end of Church Street, I ate at La Cocta, a lovely Italian restaurant,” she said. “The food is spectacular. It used to be that 28th Street was the only area, but it has expanded. There is a lot of activity here. Plus, it’s close to public transportation and near markets such as Whole Foods.”

Balog will hold an open house at The Luxe from 1 to 4 p.m. today.