

Noe Valley Condominium



3822 22nd Street

(Between Castro and Noe)

\$1,295,000

Chic, contemporary condominium with a Victorian façade, renovated with the finest designer features, high ceilings, living room with wood burning fireplace, 2 bedrooms, 2 baths, family room, huge attic, exclusive deck, beautiful garden, 2 car parking.

Coldwell Banker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction. Owned and Operated by NRT Incorporated.





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DESCRIPTION: *This dramatic, designer renovated two bedroom, two bath condominium has high ceilings, hardwood floors, custom features and is close to 24th Street shops and restaurants.*

The living room has a wood burning fireplace finished in Venetian plaster, a bay window and recessed lighting. The dining area is separated from the gourmet kitchen by a breakfast bar. The kitchen features custom contemporary cabinets and lighting, granite counter tops, gas range, Miele dishwasher, hot and cold filtered water dispenser, microwave, disposal and refrigerator. Sliding doors from the dining area lead to the second bedroom which is being used as an office and the laundry is off the hall. The living room and office are wired for sound from the family room.

The master bedroom has two closets and leads to the master bath which has a large walk in shower with custom made tile. The second bath has a shower over the tub and both bathrooms are done in limestone and have pre-set temperature controls in the shower and designer plumbing and lighting fixtures.

A family/media room with surround sound opens to an exclusive use deck that leads to the beautiful common garden with a patio. A full attic provides great storage exclusively for this unit. There is a one car garage and a second parking space in the driveway and a hidden wall safe.

There are no formal HOA dues. Common area expenses including water, garbage, insurance, repairs and maintenance items are shared between the two units as needed.

TAXES: *Property taxes will be reassessed upon sale and the tax rate for 2006-2007 is 1.135% of the sales price.*

REMARKS: *Prospective Buyers are advised to review, prior to any offers, the "Real Estate Transfer Disclosure Statement" on file with this office.*

TO SHOW: *To show, contact Christine Serventi at (415) 229-1259.*



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Janis Stone

(866) 224-8024

Janis@SFResidence.com

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