

# *Outer Parkside Single-Family Home*



*2034 44<sup>th</sup> Avenue*

*(Between Pacheco & Quintara)*

*\$725,000*

*Outer Parkside home with three bedrooms, one bath, fireplace,  
hardwood floors, spacious eat-in kitchen, deck,  
large back yard with patio, two-car garage.*



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. Independently Owned and Operated by NRT Inc.



## 2034 44<sup>th</sup> Avenue

**DESCRIPTION:** *This charming Outer Parkside home on two levels has refinished hardwood floors, high ceilings and lovely details throughout. On the main-level is a spacious living room with fireplace, large eat-in kitchen, two bedrooms and a full bath with skylight and shower over the tub. There is a deck off one of the bedrooms which provides access to the large back yard with landscaped garden & patio.*

*On the entry level is a third bedroom, two-car garage complete with laundry, half-bath (unwarranted by agent or sellers) and access to the back yard.*

**TAXES:** *Property taxes will be reassessed upon sale and the tax rate for 2005-2006 is 1.14 % of the sales price.*

**REMARKS:** *Prospective buyers are advised this is a Trust Sale – no court confirmation is required. Note: the initial deposit is to be at least 3% of the purchase price and is to be deposited into the escrow account immediately upon the mutual acceptance of an offer.*

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



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