

*North of Lake Townhouse  
Condominium*



*53 7<sup>th</sup> Avenue*  
*(Off Lake Street)*

*\$1,795,000*

*Beautiful Victorian townhouse condominium with direct access to Mt. Lake Park from the fabulous garden. Gracious foyer with ornate details leads to a living room with fireplace, formal dining room, three bedrooms, den, two and one-half baths, remodeled kitchen, deck, garden.*



## 53 7<sup>th</sup> Avenue

**DESCRIPTION:** *A unique and special three level Victorian townhouse on the most desirable cul-de-sacs north of Lake Street with a fabulous garden that has direct access to Mt. Lake Park,*

**FIRST FLOOR:** *A gracious foyer leads to the living room with a decorative fireplace, built in cabinets and the formal dining room with a wood burning fireplace, built in China cabinet, lovely detail and views of the garden.*

*The remodeled kitchen with breakfast area features custom tiles, a self venting gas cooktop, self cleaning oven, built in microwave, dishwasher, disposal and refrigerator. There is a power room and access to the garden.*

**SECOND FLOOR:** *three rooms that are being used as two bedrooms and a den. The remodeled tiled bath has a stall shower. There is a laundry room with a stack washer and dryer. The west facing bedroom has French doors that lead to a large deck overlooking the garden and Mt. Lake Park,*

**TOP FLOOR:** *Wonderful master bedroom suite which includes the bedroom, an office, huge walk-in closet and a tiled bath with stall shower and jacuzzi tub. There are garden and park views from most windows & hardwood floors.*

*There is a partial basement for storage, automatic sprinklers in the garden and a central vacuum system.*

**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 to review, prior to any offers, the "Real Estate Transfer Disclosure Statement". Excluded are living room wall sconces and dining room drapes.*

**TO SHOW:** *Contact Christine Serventi at (415) 229-1259.*



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*Janis Stone*

*(866) 224-8024*

*Janis@SFResidence.com*

*SFResidence.com*

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