

Van Ness/Civic Center Condominium



151 Alice B Toklas #802

(On corner of Van Ness and O'Farrell)

\$869,000

Chic, contemporary loft style top floor condominium with stunning panoramic views of the City! Soaring 12' ceilings throughout, 1 bedroom, 2 baths, open living area with custom built in Murphy bed, desk & entertainment center, gourmet kitchen, island breakfast bar, hardwood floors, laundry, 1 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: *Dramatic City views highlight this one bedroom, 2 full bath top floor corner loft style condominium with 12' ceilings and beautiful hardwood floors in an Historic San Francisco 1920's building.*

Entering through a 9' door to the open floor plan features a remodeled kitchen with stainless steel appliances including dishwasher, disposal, electric range, microwave and refrigerator. The great room area includes a custom built-in wall unit with a "Murphy" bed, desk, entertainment center, and closet behind corner bookshelves. Huge north facing windows afford panoramic City views, especially dramatic at night. The spacious corner bedroom has views of City to the north, east and south and includes a walk-in closet and lovely master bath with stall shower and separate tub. The second bath is off the entry hall and features a shower over tub—perfect for guests. Adjacent is an in-unit laundry closet with a stack washer and dryer. There is one car parking and a storage room.

Private elevator allows access to the Crunch gym and movie theatres within building.

Association Dues: \$716.98 per month which includes water, garbage, professional management, building insurance, maintenance, reserves and common area P.G.&E. There is a parking license fee of \$50.00 per month.

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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