

Russian Hill Flats



18-26 Allen Street

(Off Hyde Between Union and Filbert)

\$1,999,000

*Charming four-unit building on a quaint street on Russian Hill.
Spacious one or two bedroom units each with wood-burning fireplaces,
softwood floors, period details, eat-in kitchens and laundry.
Three units are vacant. Six-car parking and extra storage.*



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.



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DESCRIPTION: *24 Allen St. (Lower Left Unit): One or two bedroom unit with wood-burning fireplace, one bath, built-in china cabinet in the formal dining room, remodeled, spacious eat-in kitchen with gas range, dishwasher, garbage disposal, filtered water system and washer/dryer hook-ups.*
18 Allen St. (Lower Right Unit): One or two bedroom unit with wood-burning fireplace, one bath, built-in china cabinet in the formal dining room, spacious eat-in kitchen, porch with space for laundry.
26 Allen St. (Upper Left unit): One to two bedroom unit with wood-burning fireplace, one bath, softwood floors, eat-in kitchen. This unit is currently tenant occupied on a month-to-month basis at \$1491.46 per month without parking.
20 Allen St. (Upper Right unit): Two-bedroom unit with wood-burning fireplace, spacious eat-in kitchen, washer & dryer in adjacent laundry room.

There are two garages that accommodate a total of six-car parking and 3 additional storage rooms. The tenant does not have use of the garage but 2 of the spaces are rented for \$300 per month each.

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 making any offer, the Disclosure package, on file with the listing agents. Escrow to be with Fidelity National Title Company, 1388 Sutter Street, Jo Patton. Buyers to cooperate with Sellers in a 1031 Tax Deferred Exchange at no cost to Buyers.*

TO SHOW: *To show, contact Janis Stone or Kathleen Macdonald.*



When You Are Looking For Results, Call The Very Best

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