

# PACIFIC HEIGHTS CONDOMINIUM



**2211 BRODERICK #3**  
(Between Washington and Jackson)

Offered at \$874,800



*Classic styled condo in a 6 unit building with a beautiful Beaux Arts façade consisting of 2 bedrooms, 1 bath, remodeled kitchen, formal dining room, period details, hardwoods floors, deck, common garden and 1 car parking.*

## 2211 BRODERICK ST. #3

Classic styled condominium in a 6 unit building with a beautiful Beaux Arts façade. This unit consists of a large living room with French doors opening to an ornamental balcony, a formal dining room and remodeled kitchen with granite countertops, gas range, dishwasher and disposal.

The master bedroom is spacious and also has French doors leading to an ornamental balcony. The bathroom has been remodeled and features a shower over the tub. The second bedroom leads to a private deck. There are hardwood floors throughout, lovely period details, common landscaped garden and one car parking. There is a common laundry off the entry foyer.

It is currently rented on a month to month basis for \$3200 per month.

Dues are \$453.00 per month which includes water, garbage, building insurance, maintenance, reserves and common area P.G.& E.

**Remarks:** Prospective buyers are advised to review, prior to any offers. Property taxes will be reassessed upon sale, currently 1.163% of the sales price. Disclosures may be seen at [www.OnlineREdisclosures.com](http://www.OnlineREdisclosures.com), call for code.

**To Show:** Contact Janis Stone at 866-224-8024.

*Statement not yet owner approved*



*When You Are Looking For Results, Call The Very Best*

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