

Pacific Heights Condominium

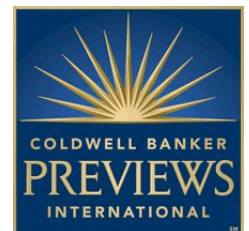


1865 California Street #6

(Between Franklin and Gough)

\$1,195,000

Grand top floor Edwardian style condo with arched doorways, lovely moldings, period details and quintessential San Francisco views features 3 bedrooms, 2 baths, formal dining room, custom remodeled kitchen with laundry, remodeled baths, hardwood floors, huge storage room and 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.



1865 California #6

DESCRIPTION: *Grand top floor Edwardian style condo with arched doorways, lovely moldings, period details, hardwood floors and quintessential San Francisco views of historic Victorian homes and lovely gardens. It has 3 bedrooms, 2 baths, huge living room and formal dining room. The custom remodeled kitchen features granite counter tops, dark wood cabinets, stainless steel appliances including a gas range, microwave, refrigerator, dishwasher (has a cabinet face) and laundry with stacked washer and dryer.*

The master bedroom is large and has a walk thru closet with built in drawers and shelves leading to the remodeled master bath with a walk-in shower and granite counter. The spacious second bedroom also has a large walk-in closet. The third bedroom is adjacent to the remodeled second bath and has a shower over the tub.

There is a large storage room (18'x11' approx.) and parking for one car. The sunny south facing common patio and garden has a BBQ for the homeowners' use. According to the tax records this unit is approximately 1570 square feet.

From here it is a short walk to the Whole Foods Market and fine restaurants such as Ruth Chris Steak House, Swan's Oyster Depot, Crustacean and Acquerello.

Dues are \$230 per month which includes heat, water, garbage, common area maintenance and common area P.G.&E. Building insurance is paid separately.

TAXES: *Property taxes will be reassessed upon sale and the tax rate for 2008 is 1.1410% 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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