

# Clarendon Woods Condominium



*660 Clarendon Ave.*

*(at 7<sup>th</sup> Avenue)*

*\$899,000*

*Contemporary, remodeled townhouse condominium in a gated community with three bedrooms, two and one half baths, gourmet kitchen, formal dining room, large room down, fireplace, laundry, deck, two-car side by side garage.*



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:** *This stunning three level contemporary townhouse condominium is in "The Woods", a gated condominium community. Built in 1977 and beautifully remodeled recently, this unit is in "move in" condition. The entry leads upstairs to a spacious living room with a wood burning fireplace, bay window and dry bar. Adjacent is the formal dining room with sliding doors leading to a large sunny deck with lovely verdant views of Laguna Honda Lake and Forest Hill.*

*The newly remodeled gourmet kitchen is separated from the dining room by a breakfast counter. It features generous custom cabinets, granite countertops, stainless steel appliances including a gas cooktop, Bosch double ovens, microwave, dishwasher, disposal, and refrigerator. A powder room and laundry are off the foyer.*

*On the top level is a spacious master bedroom and master bath with granite counter, a Roman tub with shower. Two additional bedrooms with views Laguna Honda Lake and Forest Hill and a second full bath complete this level. Beautiful hardwood floors are throughout these two levels of the property.*

*On the first level is a large room with new wall to wall carpet—perfect for a family room or guest room and a two car garage.*

*"The Woods" has a Social Center with exercise room, full meeting room with kitchen and 2 saunas plus guest parking.*

**DUES:** *\$510.11 per month which includes water, common area PGL&E, gardener, building insurance including earthquake insurance, professional management and reserves.*

**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. Disclosures are at <https://www.fidelitystatus.com> password: 1444.*

**TO SHOW:** *To show, contact Christine Serventi at (415) 229-1259.*



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*(866) 224-8024*

*Janis@SFResidence.com*

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