

Pacific Heights Condominium



2539 Clay Street #5

(Between Fillmore and Steiner)

\$1,295,000

Top floor, Edwardian style condo steps from the Fillmore shopping district, living room with wood burning fireplace, 2 bedrooms, 2 remodeled baths, formal dining room, common area roof deck, 1 car parking, 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. Owned and Operated by NRT Incorporated.



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DESCRIPTION: *This beautiful, spacious, **top floor** condominium is in a 6 unit Edwardian style building and is just steps from the Fillmore shopping district. It has lovely period detail and **hardwood floors**. The entry hall with antique light fixtures leads to the large living room with **wood burning fireplace**. Pocket doors separate the living room from the **formal dining room** which has a beam ceiling, antique light fixture, wood paneled walls and a built in buffet with leaded glass doors. The kitchen has been updated with **stainless steel appliances** including a gas range, dishwasher, disposal and refrigerator. There is a **laundry porch** with a stackable washer and dryer.*

*There are **two spacious bedrooms** and **two baths**, both of which have been beautifully remodeled with marble tile and high end fixtures. One bath has a **Jacuzzi style tub** and shower combination while the other one has a **stall shower**.*

*There is **one car parking** for this unit and the building has a common area **roof deck**.*

It is currently rented on a month to month basis for \$3325.00 per month. Dues are \$350 per month which includes water, garbage, building insurance, maintenance, reserves and common area P.G.&E.

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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