

North Panhandle Flats



131-33-35 Clayton Street

(Between Grove and Hayes)

\$1,195,000

Three large full floor Edwardian flats each with three bedrooms, formal dining room, original dark wood trim, hardwood floors and lovely original details. Full basement with store rooms and potential for garage and access to a patio and spacious yard.



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.



131-33-35 Clayton Street

DESCRIPTION: *131 Clayton (Upper unit): Large foyer leads to living room, formal dining room with beam ceiling, built in china cabinet and city views. Front bedroom is l-shape, and the two other bedrooms are in the rear of the flat overlooking the garden. Throughout the unit is lovely dark wood trim, beautiful wainscoting, lovely period details and hardwood floors. The kitchen has a gas range and refrigerator with an adjacent pantry room. There is one bath, a second separate toilet and small a deck accessed from one of the rear bedrooms. This unit is tenant occupied on a month to month basis for **\$1,520 per month**.*

*133 Clayton St. (middle unit): Same floor plan and details as the top unit except there is one split bath. This unit is tenant occupied on a month-to-month basis at **\$1571.84 per month**.*

*135 Clayton St. (lower unit): Same floor plan and details as the other units except the third bedroom is not in the front but off the hall and there is one split bath. This unit is tenant occupied on a month to month basis for **\$957.02 per month**. This tenant is a protected tenant.*

There is a full basement with storage rooms and access to a patio and yard.

TAXES: *Property taxes will be reassessed upon sale and the tax rate for 2005-2006 is 1.14 % of the sales price.*

REMARKS: *This is a **Trustee sale** not subject to court confirmation. 10% deposit required with offer and to be placed in escrow immediately upon mutual acceptance. Buyers must pay for all closing costs including transfer tax and any title company fees. Prospective buyers are advised to review, prior to making any offer, the Disclosure package, on file with the listing agent and at www.trackyourescrow.com use password **41bfd069**. Escrow to be with Fidelity National Title Company.*

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



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