

Laurel Heights Condominium



32 Collins Street

(at Mayfair)

\$1,495,000

Elegantly remodeled, three bedrooms, three bathrooms, living room with wood burning fireplace, formal dining room, terrace, eat-in kitchen, office, two car tandem parking, laundry, common yard with deck.



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 bright and spacious two level condo in a two unit building is close to Laurel Village and Sacramento Street retail shops. The entry foyer leads to a large living room with marble wood burning fireplace, hardwood floors and wonderful plaster cove moldings. The formal dining room has open views toward the ocean and Presidio and access to a front terrace which spans the living room.*

The eat-in kitchen has granite counter tops, hardwood floors, a Viking 6 burner gas range, Bosch dishwasher, disposal and refrigerator.

There are two large bedrooms on this level with ample closet space. The master suite has a bay window overlooking the garden and a limestone bathroom with a stall shower.. Both the master bathroom and second bathroom have been remodeled and have programmable thermostat controlled heated floors.

Downstairs is a third large bedroom, full bathroom and an office. The bedroom has two closets and a bay window that looks out to the garden. The office features custom built in desk, file cabinets and bookcases. Lovely bookcases and cabinets have been recessed into the wall at this level. There is direct access to the garden which features a wood deck and area for barbeque from the lower level bedroom.

There is two car tandem parking in the garage and a separate laundry facility for this condo. An appraiser measured the unit and stated it is approximately 2088 square feet. The homeowners share monthly expenses which vary but are approximately \$270 a month and includes water, homeowners and earthquake insurance.

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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