

FINANCIAL DISTRICT CONDOMINIUM



550 DAVIS ST. #13

(Between Broadway and Pacific)

NEW PRICE \$1,795,000

Chic, contemporary, end unit townhouse at Golden Gateway Commons I, never before on the market, with views of Sydney Walton Park. Private patio entrance opens to vaulted ceiling entry, living room with wood burning fireplace, formal dining room, solarium, den/family room, 3 bedrooms, 2.5 baths, laundry and one car parking. From here it is a short walk to the Financial District, the Embarcadero, AT&T Park, shops and wonderful world-class restaurants. A rare offering and great value!



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.

DESCRIPTION: This sunny and private two-level **three bedroom** and **two and one half bath** end unit condominium is entered through a **private** landscaped **patio**. The foyer has a vaulted ceiling and leads to the living room with a wood burning **fireplace** and sliding doors to the spacious **terrace**. Adjacent is a **den** with a built in bookcase. The **formal dining room** has a built in **wet bar** and an adjacent **solarium** with access to the terrace. All of these rooms overlook Sydney Walton Park. The **kitchen** has generous cabinets, granite counter tops and features an electric cooktop, built-in oven and microwave, dishwasher, disposal, trash compactor, disposal, refrigerator and a built-in **desk**. The **breakfast room** looks out on trees and is a perfect setting to enjoy morning coffee. There is a **half bath** on this floor and wall to wall carpet throughout.

The **upper level** has **two guest bedrooms**, a **guest bath**, **laundry room** and a **master suite**. The master bedroom has twelve foot ceilings and a palladium style window with views of Telegraph Hill and Coit Tower. The master bath has double sinks, a separate tub and stall shower and a large walk-in closet. There is **parking** for one car.

Dues are \$1563.49 per month which includes water, garbage, basic cable, professional management, building insurance, maintenance, reserves and common area P.G.& E.

TAXES: Property taxes reassessed at sale. Tax rate for 2008-2009 is 1.163% of the sales price.

REMARKS: Prospective buyers are advised to review the "Real Estate Transfer Disclosure Statement" on file prior to submission of any offers. Property taxes will be reassessed upon sale, currently 1.163% of the sales price. Disclosures may be viewed at www.OnlineREdisclosures.com, the property ID is 2144.

TO SHOW: Contact Janis Stone at 866-224-8024.



Statement not yet owner approved



When You Are Looking For Results, Call The Very Best

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