

# “THE POTRERO” Townhouse CONDOMINIUM



**451 KANSAS ST. #506**

*(Between 17th and Mariposa)*

**New Price \$799,000**

*Rarely available townhouse style condominium with a private entrance in The Potrero complex built in 2007. This 2 level unit has 3 bedrooms, 2.5 baths, hardwood floors, in unit laundry, storage and 1 car parking.*



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.

## 451 KANSAS ST. #506

- Contemporary 2-level townhouse condo with separate entrance
- The Potrero is a 168 unit complex consisting of 165 residential condos
- Elevator from parking to interior access from main building
- Open floor plan with wide plank hardwood floors in main rooms
- Gourmet kitchen has gas range, stainless steel appliances including dishwasher, refrigerator, microwave, disposal
- In unit washer and dryer
- 3 bedrooms, 2.5 baths
- Master suite features large bedroom, tiled bath and walk in closet
- Carpet in upstairs bedrooms
- Common area gym and roof deck
- 1 car parking
- Storage room
- 1334 square feet according to developer
- Dues: \$565.48 which includes water, garbage, building insurance, professional management, common area PG&E, exterior management and reserves

**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](http://www.OnlineREdisclosures.com), call for code.

**To Show:** Contact Janis Stone at 866-224-8024 or email [Janis@SFResidence.com](mailto:Janis@SFResidence.com).

*Statement not yet owner approved*



*When You Are Looking For Results, Call The Very Best*

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