

Russian Hill View Condominium



1907 Leavenworth #6

(Between Union and Green)

\$695,000

Vintage Edwardian-style building on one of the best blocks of Russian Hill offering classic San Francisco architectural detail. This remodeled condominium has one bedroom, one bath, living room with fireplace and views of Alcatraz & Bay, formal dining room, large remodeled kitchen, hardwood floors, laundry & deeded storage room. One car leased 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. Independently Owned and Operated by NRT Inc.

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DESCRIPTION: *Elegant condominium with high ceilings and lovely detail in a twelve unit Edwardian-style building. Gracious light filled living room with a fireplace and bay window with views of Alcatraz and the Bay. A pocket door separates the living room from the formal dining room. The large kitchen has been completely remodeled with granite counter tops, custom cabinetry, Viking gas range, Fisher & Paykel dishwasher, Sub Zero stainless steel refrigerator. The adjacent pantry has a washer/dryer and built-in desk. There is one bedroom and a beautifully remodeled bath, hardwood floors, electric baseboard heat and a deeded storage room. One car leased parking for \$350 per month.*

Dues are \$366.80 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 2005-2006 is 1.14 % 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. Transfer fee of \$300 due to Homeowner's Association at time of sale.*

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



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When You Are Looking For Results, Call The Very Best

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