

# *Financial District Condominium*



*170 Pacific Ave. #22*

*(Between Front and Davis)*

*\$1,100,000*

*Golden Gateway Commons III*

*Chic, contemporary 1 level condo with a private patio entrance. The living room has a wood burning fireplace and sliding glass doors to the spacious brick patio, 2 bedrooms, 2 baths, a formal dining room, laundry, 1 car parking. 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.



*170 Pacific Ave. #22*

**DESCRIPTION:** *This contemporary one level condo is one of the few units that have a private patio entrance. The living room has a wood burning fireplace and sliding glass doors that lead to the private brick patio. The formal dining room has solarium style windows as does the kitchen. The kitchen features generous cabinets, Corian counter tops, electric range, trash compactor, microwave, dishwasher, disposal and double door refrigerator. The master suite has a spacious bedroom, a walk-in closet, a bath with double sinks and tile bath with shower over tub. The second bedroom has a sliding "wall" door so it may be used as part of the entertaining rooms or as a guest room. The guest bath has a stall shower and a stack washer and dryer. There is one parking space.*

*From here it is a short walk to the Embarcadero, AT&T Park, shops and wonderful world-class restaurants.*

*Dues are \$778.31 per month which includes water, garbage, professional management, building insurance, maintenance, reserves and common area P.G. & E.*

**TAXES:** *Property taxes will be reassessed upon sale and the tax rate for 2008-2009 is 1.163% 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 Janis Stone at (866) 224-8024.*

*(statement not yet owner approved)*



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

*Janis Stone  
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