

Financial District Condominium



170 Pacific Ave. #37

(Between Front and Davis)

\$1,595,000

Golden Gateway Commons III

Chic, contemporary townhouse end unit with views of the Bay, Bay Bridge, City and gardens! Soaring 17' ceilings in the living room with a wood burning fireplace, 3 bedrooms, 3 baths, formal dining room, 4 terraces and skylight roofs and 1 car parking.



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DESCRIPTION: *Dramatic, contemporary, two-level, end unit, townhouse condominium featuring three bedrooms, three baths. The living room has 17' soaring ceilings complete with solarium styled roof and a wood burning fireplace with sliding doors leading to one of four terraces - perfect for a barbeque. The formal dining room also has a solarium styled roof and views of the Pyramid, Ferry building clock tower, and City skyline. The kitchen features Corian countertop, stainless steel appliances including a Bosch dishwasher, trash compactor, built in oven and microwave, electric cooktop, disposal and refrigerator. There is one bedroom and a full bath with a private terrace on this level. Up a staircase with views of Coit Tower and San Francisco Bay are two bedrooms, two baths and laundry. The master bedroom suite's bath has double sinks, a shower over the tub and a large walk in closet. Corner windows and a private terrace have views of the Bay Bridge, Ferry building Clock tower, Pyramid and City Skyline. There is parking for one car. This garden setting is quiet and peaceful. From here it is a short walk to the Embarcadero, Farmer's Market, AT&T Park, shops and wonderful world-class restaurants.*

Association Dues: \$795.49 per month which includes water, garbage, professional management, building insurance, maintenance, reserves and common area P.G.&E. Additional charge on monthly dues for gas usage.

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.*

TO SHOW: *To show, contact Christine Serventi at (415) 229-1259.*



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