

Financial District Condominium



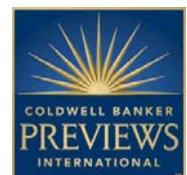
170 Pacific Ave. #7

(Between Front and Davis)

\$1,795,000

Golden Gateway Commons III

Chic, contemporary townhouse end unit with views of the Bay Bridge, City and park! Soaring 17' ceilings in the entry, living room with wood burning fireplace, 3 bedrooms, den, 3 baths, kitchen with breakfast area, formal dining room, solarium and terrace--- this condo is like a home.



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.



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DESCRIPTION: *This dramatic two-level, corner condominium has three bedrooms, den, three baths and beautiful views of the park. Because it is an end unit there are an abundance of windows, many facing south. The entry off the common courtyard has a private patio. The living room has a wood burning fireplace and there is a den adjacent (it was once a 4th bedroom and could be again). The kitchen features an electric stove, dishwasher, disposal, and refrigerator. The formal dining room leads to lovely solarium and terrace overlooking Sydney Walton Plaza park. There are hardwood floors on this level.*

The second floor features the master bedroom and remodeled master bath. The master bath has a large marble shower with built in seat. Two more spacious bedrooms and a second bath are off the hall. Completing this floor is a laundry room with washer and dryer. There is parking for one car.

The garden setting within the Gateway Commons is quiet and peaceful. From here it is a short walk to the Embarcadero, AT&T Park, shops and wonderful world-class restaurants.

Dues are \$835.64 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 is 1.141% 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.*

Statement not yet owner approved.



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