

Pacific Heights Condominium



2760 Sacramento Street #3

(Between Pierce and Scott)

\$849,000

Elegant, traditional style condominium overlooking a lovely garden with outdoor heated pool, one bedroom, remodeled bath, spacious public rooms including living room with wood burning fireplace, formal dining room, remodeled eat-in kitchen, office, and large storage room.



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: *Located a close to Alta Plaza Park and the Fillmore shops in a 12 unit building, this lovely condominium is light and spacious. The living room has a wood burning fireplace and French doors separate it from the formal dining room. Both of these rooms look out to a lovely garden and outdoor heated pool and patio. The kitchen has been remodeled and features a black granite counter tops with a breakfast bar, gas range, dishwasher, disposal and refrigerator. Adjacent is a cozy office. The quiet bedroom looks out to the garden and the bath has been remodeled and has a shower over the tub.*

Dues are \$400.00 per month which includes water, garbage, professional management, building insurance, maintenance, reserves and common area P.G. & E and pool maintenance.

TAXES: *Property taxes will be reassessed upon sale and the tax rate for 2006-2007 is 1.135% 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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