

Pacific Heights Flats



2209 Scott Street

(Between Clay and Washington)

\$2,350,000

Contemporary flats overlooking Alta Plaza Park. Each unit has 2 bedrooms, 2 baths, living room with fireplace, formal dining room, remodeled kitchen and hardwood floors. Lower level has a 2 rooms and bathroom, a 2 car garage & extra storage.



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DESCRIPTION: 2209 Scott #3 (Upper unit): *Lovely living room with wood burning fireplace, vaulted ceiling and lovely views of Alta Plaza park and Pacific Heights. The formal dining room has a mirrored wall bringing in the view of the park. The kitchen has been remodeled with electric range with double ovens, dishwasher, disposal, refrigerator and a washer and dryer. There are two bedrooms and two baths. The second bedroom has solarium styled windows overlooking the garden. There are hardwood floors throughout. This unit is occupied by the owner and will be delivered vacant. Owner would like occupancy up to 90 days after close of escrow.*

2209 Scott #2 (Lower unit): *Similar floor plan as upper unit. Living room with wood burning fireplace, formal dining room, remodeled kitchen with tiled counter tops and floors, hardwood floors, two bedrooms and two baths. The unit is vacant.*

There is a lovely garden and two rooms and bath down (legality not warranted by the owner), extra storage and a garage with parking for 2 cars.

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 making any offer, the Disclosure package, on file with the listing agent. Seller request occupancy for up to 90 days after close of escrow.*

TO SHOW: *To show, contact Janis Stone at 415-229-1256 or Christine Serventi 415-229-1259. Co-listed with Arn Cenedella, Coldwell Banker 650-575-6114.*



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