

# RUSSIAN HILL-NORTH BEACH CONDOMINIUM

864 Union Street

*(Between Mason and Taylor)*

Offered at \$699,000



*Live the carefree North Beach lifestyle in this classic San Francisco Condominium. Stroll just a short distance to enjoy all of the restaurants, night clubs, neighborhood stores and diversity that North Beach has to offer. Edwardian style building has classic detailed moldings, beautiful hardwood floors, 2 decorative fireplaces, 3 bedrooms, split bath, large eat-in kitchen, formal dining room, back porch with view of Coit Tower and a common patio to enjoy the BBQ.*



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.

## 864 Union Street

- Edwardian Style flat with beautiful hardwood floors and detailed moldings
- Living room with decorative marble façade fireplace
- Formal Dining room with marble façade fireplace
- Eat-in kitchen with gas range & built in buffet
- Enclosed porch with hook-ups for laundry and a view of Coit Tower!
- Split bath with claw-leg tub and tile floor
- 3 bedrooms
- Marble sink between 2 of the bedrooms
- Common patio with BBQ
- New forced air heating system
- HOA Dues are \$191.00 per month which include building insurance, garbage, water, exterior maintenance and common area PG&E
- 1 car independent parking available for rent in building for \$300 a month
- 1 car tandem parking for one car for rent in the building for \$100 a month

**Remarks:** Prospective buyers are advised to review the "Real Estate Transfer Disclosure Statement" on file prior to submission of any offers. Property taxes will be reassessed upon sale, currently 1.164% of the sales price for 2011-2012. Disclosures may be viewed at DoxBox.

**To Show:** Contact Janis Stone at 866-224-8024 or Thea Miller at 415-229-1218.

*Statement not yet owner approved*



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

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