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# Pacific Heights Half Floor Edwardian Condominium

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- Location:** 2921 Washington St., #3 (Between Divisadero & Broderick St.)
- Price:** \$729,000
- Approx. Sq. Ft.:** 1,070 (Per Assessor's Records)
- Neighborhood:** Excellent Pacific Heights location – Walk one and a half flat blocks to Alta Plaza Park, and a few more blocks to the boutiques, restaurants, and cafes on Fillmore Street. Sacramento Street shopping is also nearby as well as the Presidio National Recreation Center.
- Abstract:** Spacious, ½ floor condominium in a classic, 6-unit building. One Bedroom, One Bath, Living Room, Formal Dining Room, Eat-in Kitchen. Huge, deeded storage room, and one-car garage with separate entry.

- Statement Continued on Reverse -

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Shown by Appointment Only  
Please Contact Listing Agent:

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**Description:**

This charming condominium features classic architectural details throughout including crown and picture molding, bay windows, and in-laid hardwood floors. The spacious Living Room has multi-paned glass pocket doors that open to the Formal Dining Room with a large built-in window seat and original hutch accented by a beautiful stained glass window. There is a small built-in pantry (owners in other units have created a breakfast bar or desk in lieu of the cabinet). The spacious Kitchen features southern exposure and ample counter and cupboard space. The in-unit washer/dryer is adjacent to the kitchen. The Bedroom is located on the quiet back of the building and features a large walk-in closet. The charming bath features original hexagonal floor tiles and a claw foot tub. The excellent floor plan allows entrance to the bath from both the bedroom and the hall.

Downstairs, there is a huge, private storage room. The (one-car) garage is the second garage door to the immediate left (east) of the lobby.

HOA Dues: \$375.00/mo. includes steam heat, water, garbage removal, common area maintenance, and fire and liability insurance.

Note: 2 light fixtures in bathroom are excluded.

To show: By appointment only with listing agent.

