
Pacific Heights Top Floor Edwardian Condominium



Location: 2921 Washington St., #6 (Between Divisadero & Broderick St.)

Price: \$599,000

Approx. Sq. Ft.: 1070 (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, top 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 -

Shown by Appointment Only
Please Contact Listing Agent:

Janet Feinberg Schindler

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The Best Way Home!

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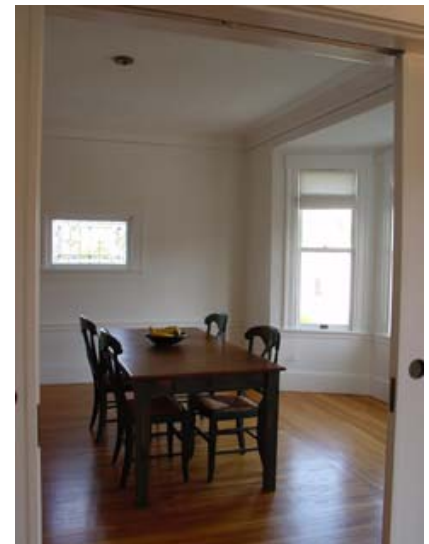
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Description: This top floor condominium features windows on three sides making it naturally very bright. There are classic architectural details throughout including crown and picture molding, bay windows, and in-laid hardwood floors. The spacious Living Room features a custom built-in entertainment system and multi-paned glass pocket doors that open to the Formal Dining Room with a beautiful stained glass window. There is a small built-in pantry between the Formal Dining Room and the Kitchen (owners in other units have created a breakfast bar or desk in lieu of the small cabinet). The Kitchen features sunny southern exposure and south city lights views. The kitchen was beautifully remodeled with granite counters, glass-fronted cabinets, and slate floors, and has ample room for a small table and chairs. The in-unit washer/dryer is adjacent to the kitchen. The Bedroom is located on the quiet back of the building and features south city lights views and a large walk-in closet. The bath was recently remodeled with bead board wainscoting, pedestal sink, and tile floors and tub/shower surround. 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 first 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.

To show: By appointment only with listing agent.



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