

# PRESIDIO HEIGHTS LUXURY GARDEN CONDOMINIUM

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- ADDRESS:** 343 MAPLE STREET (Between Sacramento and Clay)
- PRICE:** \$875,000
- ABSTRACT:** Full floor flat in a beautiful shingled three unit building in Prime Presidio Heights location. Three bedrooms, 2 full baths, deeded garden and one-car parking.
- DESCRIPTION:** This luxury condominium was built in 1992 and features an elegant design with a contemporary floor plan ideal for today's lifestyle. Enter to the foyer with a granite art shelf. The large combination Living and Dining room features maple floors, nine-foot ceilings, granite-faced wood-burning fireplace flanked with custom built-in bookcases, and glass doors that lead to the beautifully landscaped, deeded garden. The gourmet kitchen is also open to the Living and Dining Room and is equipped with granite counters and breakfast bar. The master suite has a sunny window seat, ample closets and a beautiful marble bath with glass enclosed stall shower. The second bedroom is adjacent to the full guest bath, which is accessed from the hall. The third bedroom has a flexible floor plan that is ideal for a bedroom, office/library or playroom. There is a built-in security system and a common washer and dryer (not coin-operated) in the garage. There is a deeded garage space for one car, and direct access to the building lobby as well as the deeded garden.
- OTHER FEATURES:** New roof, new exterior paint, new lobby & hall carpet in common area, new carpets in three bedrooms (1 year old), and fully automated irrigation system in garden. Pets OK!
- H.O.A FEES:** \$200.00/month includes fire and liability insurance, common area maintenance, water, common area utilities and reserves.
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PLEASE CONTACT LISTING AGENT FOR SHOWINGS  
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