



**6363 CHRISTIE AVE 1224**      **1224**  
**EMERYVILLE**, CA94608

**Residential Property**

**Area:** Emeryville  
**List Price:** \$345,000      **Listing Date:** 08/27/  
**Status:** Expired      **Pending Date:**  
**Orig Price:** \$345,000      **Sold Date:**  
**Sale Price:**      **Off-Mkt Date:** 11/28/  
**Days on Mkt:** 103      **Days on Mkt:** 52



**Property Information**

**Bedrooms:**      **Dwelling Type:** Condo  
**Baths:** 1 / 0      **Apx Lot Acre:**  
**Apx SqFt:** 768      **Apx Lot SqFt:**  
**Year Built:** 1984      **Age:** 20  
**Garages:** 1      **Builder:**  
**Fireplaces:** 0      **Model:** F  
**Rooms:** 3      **Complex:** PACIFICPA  
**Pool:** Y      **Total Units:** 583  
**New Sub:**      **Floor:** 12  
**D/N/S:** PACIFICPK      **Pct Own Occ:** 60  
**Census Tract:**

**MLS No:** 23030043      **Listing Type:** Excl  
**APN:** 049153122200      Alameda  
**Pt of Sale:** Other      **City Tnsfr Tax:**  
**CSO %:** 3%      **Dual/Variables Zoning:**  
**List Agent:** MASON CROUCH  
**List Office:** WATERGATE SALES COMPANY  
**Office Phone:** 510 6548700      **Ext:**  
**Agent's Phone:** 510 5940180  
**Agent's Email:** masonesque@aol.com

**HOA:** Yes      **Dues:** \$278      **Litigation Pending:** No  
**HOA:** PACIFICPPA      **Ph:** 5104282451  
 This is an exceptional unit! The view is direct of the bay and SF. The building is centrally located and offers many amenities.

**Occupied by:** Owner      **Name:** WITHHELD      **Occ. Phone:**  
**Showing Info:** CALL 1ST. P/U KEYS AT L/O      **Lock Box:** No  
**Conf:** Unit is shown easily. Pick up keys at ground floor on-site office.  
**Rmks:**

**Direction:** BOWELL TO CHRISTIE      **Cross St:** HELLMOUND      **Thomas Br:** 629D5

**Features**

<b>HOA Amenities:</b>	Club House, Gym/Exercise Facility, Playground, Pool, Sauna, Security Gate, Spa, Tennis Court(s)	<b>HOA Fees Include:</b>	Cable TV, Common Area Maint, Common Hot Water, Exterior Maintenance, Hazard Insurance, Management Fee, Reserves, Security/Gate Fee, Trash Removal, Water/Sewer, Other
<b>Bath Non-Mstr Include:</b>	Shower Over Tub, Split Bath, Tile, Updated Baths, Other	<b>Cooling:</b>	Window/Wall Unit(s)
<b>Construction Status:</b>	Existing	<b>Disabled Features:</b>	Elevator, Halls/Doors - 3 Ft Wide, Wheelchair Ramp(s), Other
<b>Disclosures:</b>	Seismic Hazards Zone, None	<b>Equipment Additional:</b>	Fire Alarm System, Fire Sprinklers, Garage Door Opener, Intercom, Window Coverings
<b>Exterior:</b>	Aluminum Siding	<b>Flooring:</b>	Hardwood Floors, "Stone (Marble, Slate, etc.)", Tile, Wall to Wall Carpeting
<b>Garage/Parking:</b>	Drive Through Parking, Security, Spaces - Assigned, Tandem Parking	<b>Heating:</b>	Heat Pump
<b>Kitchen Features:</b>	220 Volt Outlet, Dishwasher, Garbage Disposal, Range/Oven Free Standing, Refrigerator, Other	<b>Laundry:</b>	Community, No Hookups
<b>Level - Street:</b>	1 Bedroom, 1 Bath	<b>Lot Description:</b>	No Lot
<b>Pets:</b>	Allowed - Yes, Cat Permitted, Dog Permitted, Number Restrictions, Size Restrictions	<b>Pool:</b>	Community Fclty, Hot Tub, In Ground
<b>Possession:</b>	COE	<b>Roof:</b>	Other
<b>Room - Additional:</b>	No Additional Rooms	<b>Style:</b>	Other
<b>Terms:</b>	Cash, Conventional	<b>Views:</b>	Bay, Bay Bridge, City Lights, Downtown, Golden Gate Bridge, Marina, Panoramic, San Francisco, Water
<b>Water/Sewer:</b>	Sewer System - Public, Water - Public		
<b>Internet Display:</b>	Partial Street Name		

**Yard Description:** No Yard  
**Internet Sites:** No - No Sites

**School Dist:** Emerville (510) 655-6936  
**Middle:** Call School District  
**Selling Office:**  
**Selling Agent:**

**Elementary:** Anna Yates Elementary  
**Senior High:** Emerv High  
**Selling Office Phone:**  
**Selling Agent's Phone:**

**Information Deemed Reliable, But Not Guaranteed**

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