

## Single-Family Homes Client Detail Report

Listings as of 06/23/07 at 8:06pm

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**Property Type** Single-Family Homes **Street Address** 120 London

**MLS#:** 321424 **Pending** **120 London St San Francisco 94112-2053** **Excelsior** **\$ 769,000** [See Map](#)



**Single-Family Homes** LD: 03/19/07 D/S: 10/C  
**Cross St:** Avalon Avenue **Map:** CQ50  
**Blk/Lot/APN:** 6013032 **Zoning:** RH-1  
**BD:** 2 **BA:** 1 **Pkg:** 3 T **Lease:** N **#Rms:** 5  
**~Sq Ft:** 1250 **Per Tax Records** **\$/SF:** 615.20 **Year Built:** 1926  
**HOA:** No **HOA Dues:** 0.00 **Paid:**  
**HOA Name:** **HOA Phone:**  
**Builder/Architect:** **Pending Lit:** **Probate:**No **Court:**No  
**Hm Protect Plan:**

[See Additional Pictures](#)

**Directions:** Mission Street to Avalon Avenue to London Street LOCK BOX WILL BE ON AFTER 11:00 AM MARCH 20

**Marketing Remarks:** BEAUTIFUL Excelsior Home completely remodeled w/permits. Virtually everything is NEW. Upper level has 1,250 sq. ft. w/2 large bdrms. (carpeted in berber), 1 ba., kitchen, formal dining & living rooms, energy efficient gas fireplace & 3/4 solid hwd. floors. Lower level is sheetrocked, w/10 ft. high ceiling, separate entrance & approx. 900 sq. ft. which could easily be converted to living space. One block from Mission St., transportation & shops. Open House: March 25 & April 1 between 2 & 4.

Show	Lockbox-Special Code	Show	Leave Card	Posses	Close of Escrow	Park	Attached	Park	Garage
<b>Park</b>	Auto Door	<b>Type</b>	2 Story	<b>Style</b>	Marina	<b>Exter</b>	Stucco	<b>Exter</b>	Redwood Siding
<b>Main</b>	2 Bedrooms Attic	<b>Main</b>	1 Bath Basement Level	<b>Main</b>	Living Room	<b>Main</b>	Dining Room	<b>Main</b>	Kitchen
<b>Kitchn</b>	Hood Over Range	<b>Kitchn</b>	Built-In Oven	<b>Views</b>	Hills	<b>Kitchn</b>	220 Volt Wiring	<b>Kitchn</b>	Electric Range
<b>Kitchn</b>	Dishwasher	<b>Kitchn</b>	Microwave	<b>Kitchn</b>	Self-Cleaning Oven	<b>Kitchn</b>	Refrigerator	<b>Kitchn</b>	Ice Maker
<b>Dining</b>	Formal	<b>Oth</b>	Basement-Full Rm	<b>Kitchn</b>	Garbage Disposal	<b>Kitchn</b>	Tile Counter	<b>Kitchn</b>	Remodeled
<b>Cons</b>	Wood Frame	<b>Oth</b>	Basement-Full Rm	<b>Oth</b>	Storage	<b>Foundn</b>	Concrete Perimeter	<b>Foundn</b>	Pillars/Posts/Piers
<b>Energy</b>	Ceiling Insulation	<b>Cons</b>	Reinforced Concrete	<b>Rm</b>		<b>Heat</b>	Central Heating	<b>Heat</b>	Gas
<b>Energy</b>	Insulated Hot Wtr Ht	<b>Energy</b>	Wall Insulation	<b>Roof</b>	Bitumen	<b>Energy</b>	Weather Stripped	<b>Energy</b>	Caulked/Sealed
<b>Laund</b>	In Garage	<b>Energy</b>	Low-Flow Shower(s)	<b>Energy</b>	Floor Insulation	<b>Laund</b>	220 Volt Wiring	<b>Laund</b>	Hookups Only
<b>Misc</b>	Double Pane Windows	<b>Misc</b>	Landscaping-Rear	<b>Energy</b>	Low-Flow Toilet(s)	<b>Misc</b>	Fenced Yard	<b>Misc</b>	Formal Entry
<b>Floors</b>	Partial Carpet	<b>Misc</b>	Window Screens	<b>Misc</b>	Sprinkler(s)-Auto	<b>Misc</b>	Smoke Alarm(s)	<b>Misc</b>	Cable TV
<b>Fpcls</b>	Gas Burning	<b>Floors</b>	Wall to Wall Carpet	<b>Misc</b>	Storage Area(s)	<b>Floors</b>	Tile	<b>Fpcls</b>	1
<b>Ba Typ</b>	Tile	<b>Fpcls</b>	Gas Starter	<b>Floors</b>	Partial Hardwood	<b>Fpcls</b>	Living Room	<b>Ba Typ</b>	Shower Over Tub
<b>Lot</b>	Fenced	<b>Lot</b>	Remodeled	<b>Lot</b>	Regular	<b>Lot</b>	Level	<b>Lot</b>	Zero Lot Line
<b>Discls</b>	Seismic Hazard Discl	<b>Drive</b>	Paved Sidewalks	<b>Discls</b>	Disclosure Pkg Avail	<b>Discls</b>	Prelim Title Report	<b>Discls</b>	RE Transfer Discl
<b>Water</b>	Water Heater-Gas	<b>Discls</b>	Flood Hazard Discl	<b>Discls</b>	Env Hazards Report	<b>Discls</b>	Lead Hazard Discl	<b>Water</b>	Water-Public
<b>Dimensions:</b>	25' X 75'	<b>Water</b>	Sewer System-Public	<b>Trans</b>	1 Block	<b>Shop</b>	1 Block		
<b>Liv Rm:</b>	17 x 13	<b>Din Rm:</b>	14 x 12	<b>Fam Rm:</b>		<b>Kit:</b>	15 x 8	<b>Master Bedroom:</b>	13 x 12

Presented By: Cameron C Bamberger / Vanguard Properties, Inc.

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