

# Condo/Coop/TIC/Loft Client Detail Report

Listings as of 12/29/04 at 10:22am

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Listings Numbers: 105009, 243848, 258214, 246843, 259328, 276856, 268279, 248005, 253652, 255034, 258776, 260788, 260764, 261576, 261330, 261813,

**#: 243848      Sold      1775 Broadway #9 San Francisco 94109-2456      Pacific Heights      \$ 535,000**



<b>Type:</b> Condominium	<b>List Date:</b> 10/02/02	<b>D/S:</b> 7/B
<b>Cross Street:</b> Gough	<b>Map:</b> CR41	
<b>Blk/Lot/APN:</b> 0578063	<b>Zoning:</b>	
<b>BD:</b> 1 <b>BA:</b> 1 <b>Pkg:</b> 1 Side By Side No	<b>#Rms:</b>	
<b>~SqFt:</b> 892 <b>Per Tax Records</b>	<b>\$/SF:</b> 569.51	<b>Year Built:</b> 1925
<b>Floor #:</b>	<b># of Units in Bldg:</b>	
<b>HOA:</b> Yes	<b>HOA Dues:</b> 332.00	<b>Paid:</b> Monthly
<b>HOA Name:</b>		<b>HOA Phone:</b>
<b>Builder/Architect:</b>		
<b>Hm Prot Pl:</b>	<b>Pend Lit:</b> No	<b>Probate:</b> No <b>Court:</b>

**Directions:** Just East of Gough on South side

**Marketing Remarks:** Spacious and bright top floor one bedroom gem with one car parking - Traditional charming Edwardian - Well located 3 Floor Building near Polk and Union - Hardwood floors throughout - Pet friendly - Great kitchen - Ask about PRICING SPECIAL now in effect

<b>Show</b> Appointment Only	<b>Show</b> Call Listing Agent	<b>Posses</b> Close of Escrow	<b>Park</b> Attached	<b>Park</b> Automatic Door
<b>Type</b> Low-Rise (1-3)	<b>Type</b> Unit Below	<b>Type</b> 3 Level	<b>Style</b> Edwardian	<b>Exter</b> Stucco
<b>Main</b> 1 Bedroom	<b>Main</b> 1 Bath	<b>Main</b> Living Room	<b>Main</b> Kitchen	<b>Floors</b> Hardwood
<b>Floors</b> Tile	<b>Floors</b> Linoleum	<b>Ba Typ</b> Shower Over Tub	<b>Ba Typ</b> Tile	<b>Kitchn</b> Gas Range
<b>Kitchn</b> Freestanding Rang	<b>Kitchn</b> Self-Cleaning Over	<b>Kitchn</b> Refrigerator	<b>Kitchn</b> Dishwasher	<b>Kitchn</b> Garbage Dispos
<b>Kitchn</b> Island	<b>Kitchn</b> Breakfast Area	<b>Dining</b> Lvng/Dng Rm Corr	<b>Oth Rrr</b> Office	<b>Foundi</b> Concrete Perimet
<b>Cons</b> Wood Frame	<b>Roof</b> Tile	<b>Roof</b> Bitumen	<b>Heat</b> Central Heating	<b>Heat</b> Gas
<b>Heat</b> Steam	<b>Drive</b> Paved Driveway	<b>Drive</b> Paved Sidewalks	<b>Discls</b> Prelim Title Report	<b>Discls</b> Mello-Roos Discl
<b>Discls</b> RE Transfer Discl	<b>Discls</b> Sellers Supp to TC	<b>Discls</b> Seismic Hazard D	<b>Discls</b> Flood Hazard Disc	<b>Discls</b> Env Hazards Rep
<b>Discls</b> Lead Hazard Discl	<b>Docs</b> Articles of Incorpor	<b>Docs</b> Bylaws	<b>Docs</b> CC&Rs	<b>Docs</b> Rules & Regulatic
<b>Docs</b> Financial Stateme	<b>Docs</b> Budget	<b>Access</b> Intercom	<b>Comm</b> Lndry Facility-Coin	<b>Hoafee</b> Water
<b>Hoafee</b> Heat	<b>Hoafee</b> Garbage	<b>Hoafee</b> Ext Bldg Maintena	<b>Hoafee</b> Grounds Maintena	<b>Hoafee</b> Outside Managen
<b>Limits</b> Pets-Number Rest	<b>Limits</b> Signs	<b>Trans</b> 1 Block	<b>Shop</b> 1 Block	

**Tour Date:**      **Time:**      **Lockbox Only:**      **Price Reduction:**

**Remarks:**

**Open House Date:**      **Open House Time:**

**Open House Remarks:**

**Dimensions:**      **Living:**      **Dining:**      **Family:**      **Kitchen:**      **Master Bedroom:**

**Contract Date:** 02/11/03      **Sold Date:** 03/11/03      **Sale Price:** 508,000      **DOM:** 132

Presented By: Cameron C Bamberger / BJ Droubi & Company

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