

Single-Family Homes Client Detail Report

Listings as of 10/02/06 at 12:21pm

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Listings Numbers: 306769, 311523, 308406, 298826, 301460, 297007, 295763

MLS#: 301460	Sold	32 Ellert St San Francisco 94110-5516	Bernal Heights	\$ 749,000
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Single-Family Homes **LD:** 02/03/06 **D/S:** 9/A
Cross Street: Bocana **Map:** CS48
Blk/Lot/APN: 5709019 **Zoning:**
BD: 3 **BA:** 1 **Pkg:** 2 **N** **#Rms:** **Yr Blt:** 1908
~SqFt: Not Available **\$/SF:**
HOA: **HOA Dues:** 0.00 **Paid:**
HOA Name: **HOA Phone:**
Builder/Architect:
Hm Protect Plan: **Pending Lit:** **Probate:** No **Court:**

Marketing Remarks: This charming Victorian home in desirable Bernal Heights offers a tempting combination of comfortable living AND income generation. The home boasts three bedrooms (one with VIEWS) and one bathroom, an open living/dining room, large kitchen, and lovely yard. A vacant, unwarranted in-law studio (with bathroom & kitchen) is perfect for generating extra income or for guests. It was rented recently for \$950/mth. There is also a 1 car garage with tons of storage and 1 off-street parking spot.

Show Go Directly	Show Lockbox	Show Leave Card	Posses Close of Escrow	Park Garage
Park Auto Door	Type Semi-Attached	Type 3 Story	Style Victorian	Views City Lights
Views Bay	Kitchn Electric Range	Kitchn Refrigerator	Kitchn Microwave	Dining Lvng/Dng Rm Co
Dining Formal	Oth Rm Storage	Oth Rm In Law Apartment	Heat Central Heating	Laund Hookups Only
Misc Garden	Misc Fenced Yard	Misc Storage Area(s)	Floors Partial Carpet	Floors Partial Hardwood
Fplcs 1	Ba Typ Shower and Tub	Ba Typ Tile	Discls Disclosure Pkg A	Discls Prelim Title Repc
Discls Mello-Roos Discl	Discls RE Transfer Disc	Discls Sellers Sup to TC	Discls Seismic Hazard [Discls Flood Hazard Dis
Discls Geological Repor	Discls Env Hazards Rep	Discls Lead Hazard Dis	Discls Strctrl Ps	Water Sewer System-P
Shop 3 Blocks				

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

Remarks:

Open House Date: **Time:**

Remarks:

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

Contract Date: 03/16/06 **Sold Date:** 04/05/06 **Sale Price:** 805,000 **DOM:** 38

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

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