Condo/Coop/TIC/Loft Client Detail Report

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

#: 260788 Sold 611-617 Peralta Ave #611 San Francisco 94110- Bernal Heights $ 415,000

Type: Tenancy In Common **List Date:** 12/21/03 **D/S:** 9/A
Cross Street: Esmeralda **Map:** CT49
Blk/Lot/APN: 5634025 **Zoning:**
BD: 2 **BA:** 1 **Pkg:** 1 Independent No **#Rms:** 4
~SqFt: 850 Per Owner **$/SF:** 488.24 **Year Built:** 1959
Floor #: **# of Units in Bldg:** 4
HOA: Yes **HOA Dues:** 175.00 **Paid:** Monthly
HOA Name: **HOA Phone:**
Builder/Architect:
Hm Prot Pl: No **Pend Lit:** No **Probate:** No **Court:**

Directions: Alabama to top of North Bernal slope, left on Esmeralda, right on Peralta

Marketing Remarks: Modern building with warm updated touches. Views to the East Bay from a private deck off the living room. Remodeled kitchen and bath, hardwood floors, custom colors. A 25% interest in a four-unit existing TIC. Applying for condo conversion for first time in 01/04.

Show	Call Listing Agent	**Posses**	Close of Escrow	**Park**	Interior Access	**Park**	Enclosed	**Park**	Automatic Door
Type	Mid-Rise (4-8)	**Type**	Unit Above	**Type**	1 Level	**Style**	Contemporary	**Exter**	Wood Siding
Main	2 Bedrooms	**Main**	1 Bath	**Main**	Living Room	**Main**	Kitchen	**Views**	Panoramic
Views	City Lights	**Views**	Water	**Views**	Bay	**Floors**	Hardwood	**Ba Typ**	Shower Over Tub
Ba Typ	Tile	**Ba Typ**	Remodeled	**Kitchn**	Gas Range	**Kitchn**	Refrigerator	**Kitchn**	Freezer
Kitchn	Dishwasher	**Kitchn**	Garbage Disposal	**Kitchn**	Granite Counter	**Kitchn**	Breakfast Area	**Kitchn**	Remodeled
Dining	Dining Area	**Oth Rm**	Storage	**Foundi**	Concrete Perimete	**Heat**	Central Heating	**Heat**	Gas
Laund	Washer/Dryer	**Laund**	In Garage	**Lot**	Downslope	**Drive**	Paved Driveway	**Comm**	Lndry Facility-Fre
Comm	BBQ Area	**Comm**	Garden/Greenbelt	**Deede**	Deck	**Hoafee**	Water	**Hoafee**	Garbage
Hoafee	Homeowners Insu	**Hoafee**	Outside Managem	**Limits**	New Owner Intervie	**Limits**	Board Approval	**Limits**	No Pets
Trans	2 Blocks	**Financ**	OMC 2nd						

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: 01/04/04 **Sold Date:** 02/19/04 **Sale Price:** 415,000 **DOM:** 14

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