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,

#: 258214 Sold 613 Peralta #613 San Francisco 94110-5753 Bernal Heights $ 415,000

Type: Tenancy In Common **List Date:** 10/01/03 **D/S:** 9/A
Cross Street: Esmeralda/Alabama **Map:** CT49
Blk/Lot/APN: 5634025 **Zoning:**
BD: 2 **BA:** 1 **Pkg:** 1 Independent No **#Rms:** 4
~SqFt: Not Available **$/SF:** **Year Built:** 1959
Floor #: 2 **# of Units in Bldg:** 4
HOA: Yes **HOA Dues:** 150.00 **Paid:** Monthly
HOA Name: **HOA Phone:**
Builder/Architect:
Hm Prot Pl: **Pend Lit:** No **Probate:** No **Court:** No

Directions: From North slope, up Alabama, left on Esmeralda and quick right on Peralta!

Marketing Remarks: Great modern building, updated with warm colors, custom lighting, crowm moldings and hardwood floors. The kitchen is currently being remodeled with s/s appliance and designer cabinetry. Buyer may choose some finishes. There is a large deck off the living space that overlooks the East Bay water. Private entrance one-car garage with loads of storage. This is a four-unit TIC which is ready for application for condominium conversion. A wonderful TIC group!

Show	Appointment Only	**Show**	Call Listing Agent	**Posses**	Negotiable	**Park**	Interior Access	**Park**	Automatic Door
Type	Low-Rise (1-3)	**Type**	Unit Above	**Type**	1 Level	**Style**	Contemporary	**Exter**	Wood Siding
Main	2 Bedrooms	**Main**	1 Bath	**Main**	Living Room	**Main**	Dining Room	**Main**	Kitchen
Views	Panoramic	**Views**	Water	**Views**	Bay	**Floors**	Partial Carpet	**Floors**	Hardwood
Ba Typ	Shower Over Tub	**Ba Typ**	Tile	**Kitchn**	Gas Range	**Kitchn**	Refrigerator	**Kitchn**	Freezer
Kitchn	Dishwasher	**Kitchn**	Breakfast Area	**Kitchn**	Remodeled	**Oth Rm**	Storage	**Heat**	Central Heating
Heat	Gas	**Laund**	Washer/Dryer	**Laund**	In Garage	**Drive**	Paved Driveway	**Comm**	Lndry Facility-Fre
Deede	Deck	**Deede**	Additional Storage	**Hoafee**	Water	**Hoafee**	Garbage	**Hoafee**	Homeowners Insu
Trans	1 Block	**Financ**	OMC 1st	**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: 11/06/03 **Sold Date:** 12/05/03 **Sale Price:** 415,000 **DOM:** 36

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