

**Listing #420268**  
**\$1,295,000 (LP)**  
**\$1,400,000 (SP)**  
 Price/SqFt: **845.41**  
 SP % LP: 108.11

**3352 24th St, San Francisco, CA 94110 Sold** (07/16/14) DOM: 28

**Bed: 3**

**Baths: 2**

**Sq Ft: 1656**

**Lot Sz:**

**District : 9 - Inner Mission**

**Yr: 1900\***

**# of Parking Spaces: 1**

### Remarks

Price Reduction! Welcome to The 24th Street TICs located in the heart of the Mission. This three-unit building with its classical Edwardian facade and elegant modern interiors is ideally situated one block from 24th St BART (Walk Score: 97!). These units have been completely renovated with first class architecture and construction lead by the design team of Martine Paquin of YA Studio. 3352 includes: 3BD/2BA, 10' ceilings, bay windows, large master BD and BA suite (approx. 478 SF) w/tub, gas fireplace, 3-zone radiant floor heating, 2.1kW solar panels, elevator access from garage, one car independent parking in shared garage with storage locker, and much more.

### [Pictures \(59\)](#)



<b>Agent</b>	Joshua P Silverman (ID: SF809141) Primary:415-230-8887 Lic: 01882355
<b>Office</b>	Real Management Company (ID: PANZ) Phone: 415-230-8887, FAX: 415-723-7375 Office Lic.:
<b>Property Type</b>	Condo/Coop/TIC/Loft
<b>Status</b>	<b>Sold</b> (07/16/14)
<b>DOM</b>	28
<b>Type Listing</b>	Exclusive Agency
<b>Known Short Sale</b>	No
<b>REO</b>	No

<b>District</b>	9 - C
<b>Known BMR</b>	No
<b>Senior Housing</b>	No

<b>Commission</b>	<b>Selling Office</b>	<b>Dual/Var. Rate</b>	
	2.5	No	
<b>County</b>	San Francisco	<b>BIK/Lt/APN</b>	3643015
<b>Scope of Service</b>	Full Service		

<b>Beds</b>	3	<b>Baths</b>	2
<b>Den/Bonus Room</b>	0		

<b>Approx Square Feet</b>	1656	<b>Sq Ft Source</b>	Per Builder	<b>Price / SqFt</b>	845.41
<b>Year Built</b>	1900*	<b>Map Coordinates</b>	SFAR, CT46		
<b>Map Book</b>	SFAR Map	<b>Entry Date</b>	05/05/14		
<b>Cross Street</b>	Bartlett				
<b>Listing Date</b>	04/22/14				
<b>On Market Date</b>	05/05/14				
<b>Original Price</b>	1,595,000				
<b>Occupant Type</b>	Vacant				
<b>Occupant Name</b>					
<b>Commercial Condo</b>	No				

**Agent Remarks** Disclosure packet available upon request. Andrew Sirkin TIC agreement included. Fractional financing available with Sterling Bank & Trust (Henry T. Jeanes, Mortgage Consultant).

### Selling Information

<b>Selling Price</b>	1,400,000	<b>Selling Date</b>	07/16/14
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<b>Listing Price</b>	1,295,000	<b>Pending Date</b>	06/02/14
<b>SP % LP</b>	108.11	<b>Original Price</b>	1,595,000
<b>Financing</b>	Adjustable Conv.		
<b>Comments</b>	Great job Craig, thanks so much!		
<b>Selling Agent</b>	Craig Ackerman (804180)	<b>Selling Office</b>	Ackerman Realty Group (REDR)
<b>Selling Co-Agent</b>		<b>Selling Co-Office</b>	

**Zoning**

<b>Zoning</b>	VALENCIA ST NC
<b>Total # of Rooms</b>	#7
<b>Floor #</b>	2
<b># of Units</b>	3
<b>Parking Type</b>	Designated On Site
<b># of Parking Spaces</b>	1
<b>Parking Access</b>	Independent
<b>Monthly Parking Fees</b>	No
<b>Monthly Parking Fees</b>	\$0.00
<b>Hours Limited</b>	No
<b>Parking Features</b>	Enclosed, Attached, Interior Access, Automatic Door, Size Limited, Private, Garage
<b>Builder/Architect</b>	Martine Paquin of YA Studio
<b>Green Point Rating</b>	0
<b>HERS Index</b>	0
<b>HOA?</b>	No
<b>HOA Dues</b>	\$0.00
<b>Pending Litigation</b>	No
<b>Probate Sale</b>	No
<b>Subj to Crt Conf?</b>	No
<b>Unconfirmed Coop Fee</b>	0.00

**Features**

<b>Showing Instructions</b>	Go Directly, Supra iBox, Leave Card
<b>Possession</b>	Close of Escrow
<b>Parking</b>	Attached, Interior Access, Enclosed, Automatic Door, Assigned
<b>Type</b>	Low-Rise (1-3), Attached, Unit Above, Unit Below, 1 Level, Luxury
<b>Style</b>	Contemporary, Custom, Modern/High Tech, Edwardian
<b>Exterior</b>	Wood Siding
<b>Main Level</b>	3 Bedrooms, 2 Baths, 1 Master Suite, Living Room, Kitchen
<b>Floors</b>	Partial Carpet, Hardwood, Tile
<b>Fireplace(s)</b>	1, Gas Burning, Stone, Living Room
<b>Bath Type/Includes</b>	Stall Shower, Sunken Tub, Tile, Dual Flush Toilet, Radiant Heat, Remodeled
<b>Kitchen</b>	Gas Range, Freestanding Range, Refrigerator, Dishwasher, Garbage Disposal, Remodeled
<b>Dining Room</b>	Lvng/Dng Rm Combo
<b>Other Room(s)</b>	Laundry Room
<b>Foundation</b>	Concrete Perimeter
<b>Construction</b>	Wood Frame
<b>Heating/Cooling</b>	Central Heating, Gas
<b>Energy Conservation</b>	Ceiling Insulation, Wall Insulation, Floor Insulation, Weather Stripped, Low-Flow Toilet(s), Dual Flush Toilet
<b>Laundry Appliances</b>	Washer/Dryer, In Laundry Room
<b>Lot Description</b>	Regular, Corner
<b>Driveway/Sidewalks</b>	Paved Driveway, Shared Driveway
<b>Documents/Disclosure</b>	Disclosure Pkg Avail
<b>Special Features</b>	Intercom, Elevator/Lift
<b>Exclusive Use Areas</b>	Additional Storage
<b>Transportation</b>	1 Block
<b>Shopping</b>	1 Block
<b>Financing Terms</b>	Fractional

\* Denotes information autofilled from tax records.



