

Listing #420109**\$1,099,000 (LP)****\$1,300,000 (SP)**Price/SqFt: **1106.38**

SP % LP: 118.29

1572 Chestnut St, San Francisco, CA 94123* Sold (05/30/14) DOM: 23**Bed: 2****Baths: 1****Sq Ft: 1175*****Lot Sz:****District : 7 - Marina****Yr: 1923*****# of Parking Spaces: 1**

Remarks

1st floor, 1920's Marina condominium elegantly combines tradition with contemporary design. The eat-in kitchen (2012) and bath room (2008) were renovated with permits. Kitchen features: Caesarstone counters, stainless gas appliances, built-in microwave, hidden washer/dryer, and, hardwood flooring. The tub-over shower bathroom and separate toilet room feature new surfaces. The formal dining room opens to the living room with recess lights, traditional built-ins, and a wood burning fireplace serving as the focal point. The home office/ nook is well appointed with extra power supply. Not on Liquefaction. Foundation bolted with permit. Very rare updating and secure building. Manicured, large yard and garden.

Pictures (30)



Agent	Craig Ackerman (ID: 804180) Primary:415-989-8884 Secondary:415-730-3030 Lic: 01358899		
Office	Ackerman Realty Group (ID:REDR) Phone: 415-989-8884, FAX: 415-989-8885 Office Lic.:		
Property Type	Condo/Coop/TIC/Loft	Property Subtype(s)	Condominium
Status	Sold (05/30/14)		
DOM	23		
Type Listing	Excl Right to Sell		
Known Short Sale	No		
REO	No		
District	7 - A		
Known BMR	No		
Senior Housing	No		
Commission	Selling Office	Dual/Var. Rate	
	2.5	Yes	
County	San Francisco	BIK/Lt/APN	0481047
Scope of Service	Full Service		
Beds	2	Baths	1
Den/Bonus Room	0		
Approx Square Feet	1175*	Sq Ft Source Per Tax Records	Price / SqFt 1,106.38
Year Built	1923*		
Map Book	SFAR Map	Map Coordinates	SFAR, CQ40
Cross Street	Octavia		
Listing Date	05/03/14	Entry Date	05/03/14
On Market Date	05/03/14		
Original Price	1,099,000		
Occupant Type	Vacant		
Occupant Name			
Directions to Property	Chestnut St and Laguna, in the heart of the Marina District.		
Commercial Condo	No		
Agent Remarks	Go and show directly - staged, vacant, on lock box, shows really well. Complete disclosure package on DocBox. No preemptive offers. Bid date: 5/19 at 1 pm.		

Selling Information

Selling Price	1,300,000	Selling Date	05/30/14
Listing Price	1,099,000	Pending Date	05/26/14
SP % LP	118.29	Original Price	1,099,000
Financing Comments	Not Reported		
Selling Agent	Vicki Valandra (803697)	Selling Office	Zephyr Real Estate (ZEPH06)
Selling Co-Agent		Selling Co-Office	

Zoning

Zoning	RH-3
Total # of Rooms	#5
Floor #	2
# of Units	2
Parking Type	Undesignated On Site
# of Parking Spaces	1
Parking Access	Side-by-Side
Monthly Parking Fees	No
Monthly Parking Fees	\$0.00
Green Point Rating	0
HERS Index	0
HOA?	Yes
HOA Dues	\$140.00
HOA Fee Paid	Monthly
Pending Litigation	No
Probate Sale	No
Unconfirmed Coop Fee	0.00

Features

Showing Instructions	Go Directly, Leave Card
Possession	Close of Escrow
Parking	Interior Access, Enclosed, Automatic Door
Type	Full, Low-Rise (1-3), Unit Above, 1 Level
Style	Contemporary, Traditional
Exterior	Stucco, Wood Siding
Main Level	2 Bedrooms, 1 Bath, Living Room, Dining Room, Kitchen
View(s)	City Lights
Floors	Hardwood
Fireplace(s)	1, Wood Burning, Living Room
Bath Type/Includes	Split Bath, Shower Over Tub, Granite, Remodeled
Kitchen	Energy Star Appl(s), Gas Range, Cooktop Stove, Refrigerator, Freezer, Dishwasher, Microwave, Garbage Disposal, Granite Counter, Pantry, Remodeled
Dining Room	Formal
Other Room(s)	Office
Construction	Wood Frame
Heating/Cooling	Central Heating, Gas
Energy Conservation	Low-Flow Toilet(s)
Laundry Appliances	Washer/Dryer, In Closet, In Kitchen
Lot Description	Regular, Level
Driveway/Sidewalks	Paved Sidewalks
Documents/Disclosure	Disclosure Pkg Avail, Prelim Title Report, RE Transfer Discl, Sellers Supp to TDS, Geological Report, Env Hazards Report, Strctrl Pst Cntr Rpt, Energy Audit
Special Documents	CC&Rs, Rules & Regulations
Common Areas	BBQ Area, Garden/Greenbelt
Exclusive Use Areas	Additional Storage
HOA Fee Includes	Homeowners Insurance
Restrictions	Pets-Other
Transportation	1 Block
Shopping	1 Block

* Denotes information autofilled from tax records.

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U.S. Patent 6,910,045

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