

**Listing #21423357**  
**\$1,025,000 (LP)**  
**\$1,020,000 (SP)**  
 Price/SqFt: **680.00**  
 SP % OP: 99.51

**675 Northern Ave, Mill Valley, CA 94941-3934 Sold** (11/26/14) DOM/CDOM: 35/35

**Bed:** 3\*      **Baths:** 2 (2 0) (FH)\*      **Sq Ft:** 1500      **Lot Sz:** 0.3122\*  
**Area:** A1400      **Yr:** 1961\*      **Sale Conditions:** None

### Remarks

This 3 Bedroom, 2 Bathroom Mill Valley Gem allows for one-level-living w/contemporary open beam ceilings & plenty of natural light in Tam Valley. Updated kitchen w/stainless appliances. Just under 1/3 of an acre & backs to the natural beauty of the GGNRA. 2 bright sun rooms: one functions as a dining room and the 2nd is off master suite. 2 car gar & laundry w/plenty of storage. Mill Valley award winning schools, easy commute only 7 Miles to SF!

### [Pictures \(24\)](#)



<b>Property Type</b>	Residential	<b>Property Subtype(s)</b>	Single Family
<b>Status</b>	<b>Sold</b> (11/26/14)		
<b>Sale Conditions</b>	None		
<b>Attach/Detach Home</b>	Attached		
<b>Area</b>	Mill Valley	<b>APN</b>	049-114-05
<b>County</b>	Marin	<b>Baths (FH)</b>	2 (2 0)*
<b>Beds</b>	3*	<b>Sq Ft Source</b> Owner	<b>Price / SqFt</b> 680.00
<b>Stories/Levels</b>	2 Story	<b>Lot Acres (approx)</b>	0.3122
<b>Approx Square Feet</b>	1500	<b>Map Coordinates</b>	
<b>Lot Sq Ft (approx)</b>	13599*		
<b>Year Built</b>	1961*		
<b>Year Built Source</b>	Realist Public Rec		
<b>New Construct/Resale</b>	Resale		
<b>Sale/Lease-Rent</b>	Sale		
<b>Map Book</b>			
<b>Construct/Condition</b>	Completed		
<b>Fireplace</b>	No		
<b>Spa/HotTub Y/N</b>	No		
<b>Pool</b>	No		
<b>Cross Street</b>	Marin Ave		
<b>Directions to Property</b>	Shoreline, L Northern, L at T, to end; OR: Shoreline, L Tennessee Valley, R Marin Av, L Northern		
<b>Conf/Show Instr</b>	Vacant, go direct. Back on market, no fault of property, preemptive offer from buyer lost job during escrow. Please park in front of garage or to the RIGHT of the space near the house in front of kayaks. (DO not park to the left, its a shared space). Please include receipt for documents with any offers from disclosure packet. For discl, please send email to agents TC Wanda: wmcgade186@gmail.com		
	<b>Confidential Showing Instr.</b>		
<b>Lockbox Location</b>	Lockbox Front Door		
<b>Showing</b>	Go Directly, BAREIS Lockbox		
<b>Occupancy</b>	Vacant		
<b>Agent</b>	Liz McCarthy (ID: A322355) Primary:415-250-4929 Secondary:415-250-4929 Lic: 01421997		
<b>Office</b>	McGuire Real Estate (ID:AMCGU03) Phone: 415-383-8500, FAX: 415-383-8508 Office Lic.: 00171585		
<b>Listing Date</b>	10/10/14	<b>Entry Date</b>	10/10/14
<b>Original Price</b>	1,025,000		
<b>On Market Date</b>	10/10/14		
<b>Pass to Internet</b>	Yes		
<b>DisplayIDX</b>	No		

### Listing Information

Address on Internet	Full	
Listing Type	Exclusive Right	
Commission	Comp to S.O.	Dual Var Comm
	2.5	No
Probate Sale	No	

#### Selling Information

Selling Price	1,020,000	Selling Date	11/26/14
Listing Price	1,025,000	Pending Date	11/14/14
SP % OP	99.51	Original Price	1,025,000
Financing	Conventional		
Comments			
Selling Agent	Craig Ackerman (A322957)	Selling Office	Ackerman Realty Group (ACKERMA)
Selling Co-Agent		Selling Co-Office	
Sales Concessions	Yes		
Concess.Total Amt	\$10000.00		
Concess.Description	Sewer lateral, taken off the price, so price would have been 1,030,000.		

#### 2nd Unit Information

2nd Unit on Lot	No
Subdivision	

#### Rental/Financial Information

City Transfer Tax	No
Common Int Dev	No
Planned Unit Develop	No
HOA	No
TIC	No

#### Schools

School District	Mill Valley District
Elementary School	Call district
Jr/Middle School	Mill Valley MS
High School	Tam Union HS District

#### Features

Construction Type	Wood Frame
Dining Room	Dining Area
Drive/Sidewalk	Paved Drive, Shared Driveway
Exterior	Wood Siding
Floors	Hardwood
Foundation	Concrete Perimeter
Gar/Prk	2 Car, Garage, Attached
Heat/Cool	Central Heat, Gas
Kitchen	Cntr Stone Slab, Dishwasher Incl., Refrigerator Incl., Remodeled
Laundry/Appliance	Dryer Incl., In Garage, In Laundry Room, Washer Incl
Living Room	Open Beam
Lot Description	Level
Main Level	Garage
Other Rooms	Office, Storage, Sun Room, Other
Other Structures	None
Possession	Close Escrow
#Garage Spaces	2
#Carport Spaces	0
#Off Street Spaces	1
Roof	Foam
Sewer/Septic	Sewer Public
Style	Contemporary
Upper Level	Bath(s), Bedroom(s), Dining Room, Family Room, Master Suite(s), Retreat, Street Entrance, Kitchen
Utilities	PG&E
View(s)	Forest/Woods, Hills
Water Source	Water Public

\* Denotes information autofilled from tax records.

#### Privacy Statement

Information has not been verified, is not guaranteed, and is subject to change.  
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U.S. Patent 6,910,045  
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