

Listing #438642**\$899,000 (LP)****\$975,000 (SP)**Price/SqFt: **906.98**

SP % LP: 108.45

116 Eugenia St, San Francisco, CA 94110 Sold (11/24/15) DOM: 13**Bed: 2****Baths: 1****Sq Ft: 1075*****Lot Sz: 1751*****District : 9 - Bernal Heights****Yr: 1900***

Remarks

This Victorian era home is bright and warm with great indoor/outdoor access. The living room has views of downtown San Francisco, a wood burning fireplace. There are 2 bedrooms on this level, one with walk out access to the yard. The center of the home is the kitchen which opens to the level and serene yard, featuring a stunning Maple tree and mature greenery. There are several additional rooms on the lower level. The home retains many period details, but is waiting for the next owner to enhance the space and create the home of their dreams It is private and removed from the hustle and bustle of city living, but is close to everything the neighborhood has to offer.

[Pictures \(29\)](#)

Agent	Robin Hubinsky (ID: 802803) Primary:415-731-5000 Lic: 01330553		
Office	Zephyr Real Estate (ID:ZEPH03) Phone: 415-731-5000, FAX: 415-731-5015	Office Lic.:	
Property Type	Single-Family Homes	Property Subtype(s)	Single-Family Homes
Status	Sold (11/24/15)		
DOM	13		
Type Listing	Excl Right to Sell		
Known Short Sale	No		
REO	No		
District	9 - A		
Commission	Selling Office	Dual/Var. Rate	
	2.5	Yes	
County	San Francisco	BIK/Lt/APN	5672030
Scope of Service	Full Service		
Beds	2	Baths	1
Den/Bonus Room	0		
Approx Square Feet	1075*	Sq Ft Source Per Tax Records	Price / SqFt 906.98
Lot Sq Ft (approx)	1751*	Lot Acres (approx) 0.0402	Lot Size Source (Per Tax Records)
Year Built	1900*	Map Coordinates	SFAR, CR48
Map Book	SFAR Map		
Cross Street	Coleridge	Entry Date	10/08/15
Listing Date	10/07/15		
On Market Date	10/08/15		
Original Price	899,000		
Occupant Type	Vacant		
Occupant Name			
Agent Remarks	Offers if any to be submitted to the listing agent on Wednesday, Oct. 21 by 12pm.		

Selling Information

Selling Price	975,000	Selling Date	11/24/15
Listing Price	899,000	Pending Date	10/21/15
SP % LP	108.45	Original Price	899,000
Financing	Not Reported		
Comments			
Selling Agent	Craig Ackerman (804180)	Selling Office	Ackerman Realty Group (REDR)
Selling Co-Agent		Selling Co-Office	

Zoning

Zoning	RH-2
Total # of Rooms	6
# of Parking Spaces	0
Green Point Rating	0
HERS Index	0
HOA Dues	\$0.00
Probate Sale	No
Unconfirmed Coop Fee	0.00

Features

Showing Instructions	Appointment Only, Call Listing Agent, Call Listing Office
Possession	Close of Escrow
Style	Victorian
Exterior	Wood Siding
Main Level	2 Bedrooms, 1 Bath, Living Room, Kitchen
Lower Level	2 Bedrooms
View(s)	City Lights, San Francisco
Dining Room	Dining Area
Heating/Cooling Sys	Central Heating
Floors	Hardwood, Tile, Softwood
Fireplace	1, Wood Burning, Living Room
Bath Type/Includes	Shower Over Tub
Transportation	1 Block
Shopping	1 Block

* Denotes information autofilled from tax records.

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