

**Listing #433972**  
**\$1,895,000 (LP)**  
**\$2,100,000 (SP)**  
 Price/SqFt: **0.00**  
 SP % LP: 110.82

**1318 Guerrero St, San Francisco, CA 94110\*** **Sold** (07/21/15) DOM: 26

**Bed: 3**

**Baths: 2.50**

**Sq Ft:**

**Lot Sz:**

**District : 5 - Noe Valley**

**Yr:**

**# of Parking Spaces: 1**

### Remarks

Welcome to 1318 Guerrero. Filled with light and remodeled with contemporary elegance, this large full floor condo awaits you. The open floor plan kitchen, dining and great room are perfect for relaxing or entertaining. High ceilings provide a wonderful sense of volume throughout the home and plentiful closets will help you stay organized. The large en suite master opens onto the private landscaped rear garden creating a tranquil retreat. The garage is easy to park in and with a walk score of 97 you can leave it parked! You have a deeded extra storage room. With high quality finishes, new hardwood floors, recently replaced systems and thoughtful design, 1318 Guerrero is very livable and ready for you to move into.

### Pictures (28)



<b>Agent</b>	Maximilian Armour (ID: 804422) Primary:415-290-6058 Secondary:415-229-1340 Lic: 01446122		
<b>Co-Agent</b>	Lance Machovsky (ID: SF809099) Primary:415-830-0521 Lic: 01718099		
<b>Office</b>	Coldwell Banker Previews Int'l (ID:CBPRVS) Phone: 415-474-1750, FAX: 415-771-1264 Office Lic.: 01908304		
<b>Co-Office</b>	Coldwell Banker Previews Int'l (ID:CBPRVS) Phone: 415-474-1750, FAX: 415-771-1264 Office Lic.: 01908304		
<b>Property Type</b>	Condo/Coop/TIC/Loft	<b>Property Subtype(s)</b>	Condominium
<b>Status</b>	<b>Sold</b> (07/21/15)		
<b>DOM</b>	26		
<b>Type Listing</b>	Exclusive Agency		
<b>Known Short Sale</b>	No		
<b>REO</b>	No		
<b>District</b>	5 - 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>	6533067
<b>Scope of Service</b>	Full Service		
<b>Beds</b>	3	<b>Baths</b>	2.50
<b>Den/Bonus Room</b>	0		
<b>Approx Square Feet</b>	0	<b>Sq Ft Source</b>	Not Available
<b>Year Built</b>		<b>Price / SqFt</b>	0.00
<b>Map Book</b>	SFAR Map	<b>Map Coordinates</b>	SFAR, CR47
<b>Cross Street</b>	25th - 26th st.		
<b>Listing Date</b>	03/27/15	<b>Entry Date</b>	06/10/15
<b>On Market Date</b>	06/10/15		
<b>Original Price</b>	1,895,000		
<b>Occupant Type</b>	Vacant		
<b>Occupant Name</b>			
<b>Commercial Condo</b>	No		
<b>Agent Remarks</b>	Fantastic Turn-Key Condo! Lower unit in 2-unit building.		

### Selling Information

<b>Selling Price</b>	2,100,000	<b>Selling Date</b>	07/21/15
<b>Listing Price</b>	1,895,000	<b>Pending Date</b>	07/06/15
<b>SP % LP</b>	110.82	<b>Original Price</b>	1,895,000
<b>Financing</b>	Not Reported		
<b>Comments</b>			
<b>Selling Agent</b>	Craig Ackerman (804180)	<b>Selling Office</b>	Ackerman Realty Group (REDR)
<b>Selling Co-Agent</b>	Lance Machovsky (SF809099)	<b>Selling Co-Office</b>	Coldwell Banker Previews Int'l (CBPRVS)
		<b>Zoning</b>	
<b># of Units</b>	2		
<b>Parking Type</b>	Designated On Site		
<b># of Parking Spaces</b>	1		
<b>Parking Access</b>	Side-by-Side		
<b>Monthly Parking Fees</b>	No		
<b>Monthly Parking Fees</b>	\$0.00		
<b>Hours Limited</b>	No		
<b>Parking Features</b>	Attached, Interior Access, Automatic Door, Garage		
<b>Green Point Rating</b>	0		
<b>HERS Index</b>	0		
<b>HOA?</b>	Yes		
<b>HOA Dues</b>	\$400.00		
<b>HOA Fee Paid</b>	Monthly		
<b>Probate Sale</b>	No		
<b>Unconfirmed Coop Fee</b>	0.00		

### Features

<b>Showing Instructions</b>	Appointment Only, Call Listing Agent
<b>Possession</b>	Close of Escrow
<b>Type</b>	Low-Rise (1-3), Unit Below, 1 Level
<b>Style</b>	Contemporary, Edwardian
<b>Exterior</b>	Stucco, Wood Siding
<b>Main Level</b>	3 Bedrooms, 2.5 Baths, 1 Master Suite, Living Room, Dining Room, Kitchen
<b>View(s)</b>	City Lights
<b>Floors</b>	Hardwood, Tile, Marble
<b>Fireplace(s)</b>	1, Wood Burning
<b>Bath Type/Includes</b>	Shower Over Tub, Stall Shower, Remodeled
<b>Kitchen</b>	Cooktop Stove, Dishwasher, Garbage Disposal, Marble Counter, Island, Remodeled
<b>Dining Room</b>	Lvng/Dng Rm Combo
<b>Foundation</b>	Concrete Perimeter
<b>Roof</b>	Tar and Gravel, Bitumen
<b>Heating/Cooling</b>	Central Heating
<b>Energy Conservation</b>	Ceiling Insulation, Wall Insulation, Low-Flow Toilet(s)
<b>Laundry Appliances</b>	Washer/Dryer, In Laundry Room
<b>Documents/Disclosure</b>	Disclosure Pkg Avail
<b>Special Documents</b>	Articles of Incorporation, Bylaws, CC&Rs, Rules & Regulations, Financial Statements
<b>Exclusive Use Areas</b>	Patio, Garden, Deck, Additional Storage
<b>HOA Fee Includes</b>	Electricity, Garbage, Homeowners Insurance
<b>Transportation</b>	1 Block
<b>Shopping</b>	2 Blocks

\* Denotes information autofilled from tax records.

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