

Listing #439414
\$1,149,000 (LP)
\$1,350,000 (SP)
 Price/SqFt: **987.56**
 SP % LP: 117.49

3126 Scott St #2, San Francisco, CA 94123* **Sold** (12/07/15) DOM: 34

Bed: 2*

Baths: 2

Sq Ft: 1367*

Lot Sz:

District : 7 - Cow Hollow

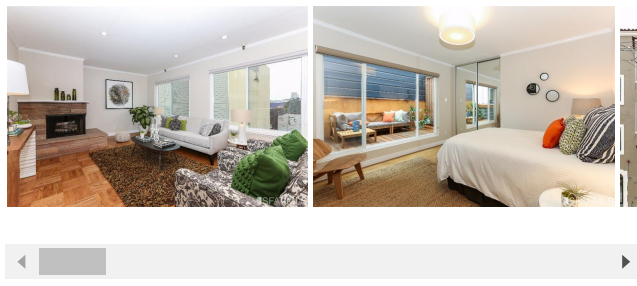
Yr: 1970*

of Parking Spaces: 1

Remarks

Fabulous & Sleek Condo situated in the Heart of Cow Hollow district. Light Filled 2bed 2bath Condo is a Gem for entertaining. When you enter you are welcomed by a grand living room with beautiful hardwood floors & brilliant recessed lighting. Open floor plan, Woodburning fireplace & crown molding. Large kitchen with stainless steel appliances & Caesarstone Countertops. Spacious Master suite, tile floors & dual sinks round out a truly wonderful Master. 2nd BR ideal place for professional to work from home, guest room or could make perfect nursery. Updated 2nd Full bath. Dine Al Fresco style or BBQ on your private deck. Elevator. Parking. This property is truly the best of both worlds, central urban convenience with outdoor experience.

Pictures (18)



Agent
Office
Property Type
Status
DOM
Type Listing
Known Short Sale
REO

Tyron J Hooper (ID: 806486) Primary:415-728-2294 Secondary:415-674-6500 Lic: 01788530
 Zephyr Real Estate (ID:ZEPH06) Phone: 415-674-6500, FAX: 415-674-6610 Office Lic.:
 Condo/Coop/TIC/Loft **Property Subtype(s)** Condominium
Sold (12/07/15)
 34
 Excl Right to Sell
 No
 No

District
Known BMR
Senior Housing

7 - D
 No
 No

Commission
County
Scope of Service

Selling Office
 2.5
 San Francisco
 Full Service

Dual/Var. Rate
 Yes
BIK/Lt/APN

0512033

Beds
Den/Bonus Room

2*
 0

Baths

2

Approx Square Feet
Year Built
Map Book

1367*
 1970*
 SFAR Map

Sq Ft Source Per Tax Records

Price / SqFt 987.56

Cross Street
Listing Date
On Market Date

Greenwich
 10/27/15
 10/28/15

Map Coordinates

SFAR, CP40

Original Price
Occupant Type
Occupant Name
Commercial Condo

1,149,000
 Owner

Entry Date

10/28/15

Agent Remarks

Offers due Wednesday 11 Nov at 1pm. Please use SFAR contract and include proof of funds as well a signed disclosure package. Escrow opened with Kelly Lillis at Fidelity. Please email Tyron Hooper for disclosures.

Selling Information

Selling Price	1,350,000	Selling Date	12/07/15
Listing Price	1,149,000	Pending Date	12/01/15
SP % LP	117.49	Original Price	1,149,000
Financing	Fixed Conventional		
Comments			
Selling Agent	Craig Ackerman (804180)	Selling Office	Ackerman Realty Group (REDR)
Selling Co-Agent		Selling Co-Office	

Zoning

Zoning	RM2
Total # of Rooms	#5
# of Units	5
Parking Type	Mapped On Site
# of Parking Spaces	1
Parking Access	Side-by-Side
Monthly Parking Fees	No
Monthly Parking Fees	\$0.00
Hours Limited	No
Parking Features	Enclosed, Interior Access, Automatic Door, Garage
Green Point Rating	0
HERS Index	0
HOA?	Yes
HOA Dues	\$575.00
Probate Sale	No
Unconfirmed Coop Fee	0.00

Features

Showing Instructions	Call Listing Agent
Possession	Close of Escrow
Type	Low-Rise (1-3)
Style	Contemporary
Exterior	Stucco
Main Level	2 Bedrooms, 2 Baths, 1 Master Suite, Living Room, Dining Room, Kitchen
Floors	Hardwood, Tile
Fireplace(s)	Wood Burning
Bath Type/Includes	Shower Over Tub, Tile, Granite
Kitchen	Electric Range, Refrigerator, Dishwasher, Microwave, Garbage Disposal, Granite Counter, Breakfast Area
Dining Room	Dining Area
Heating/Cooling	Electric, Baseboard Heaters
Laundry Appliances	Washer/Dryer, In Garage
Documents/Disclosure	Disclosure Pkg Avail
Special Features	Intercom, Elevator/Lift
Exclusive Use Areas	Deck
HOA Fee Includes	Water, Garbage, Homeowners Insurance, Outside Management
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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