

Listing #420199**\$1,225,000 (LP)****\$1,550,000 (SP)**Price/SqFt: **1443.20**

SP % LP: 126.53

400 Beale St #2003, San Francisco, CA 94105* **Sold** (05/19/14) DOM: 10**Bed: 2****Baths: 2****Sq Ft: 1074*****Lot Sz:****District : 9 - South Beach****Yr: 2001*****# of Parking Spaces: 1**

Remarks

One of the most sought after floor plans at Bridgeview! Gorgeous 2BR/2BA condo with spectacular views of the Bay Bridge, water, Oakland Hills and beyond from every room. Kit feat stainless steel appliances, granite countertops & breakfast bar open to living/dining area - wonderful open floor plan. Balcony off liv/din area. 2 nice sized bedrooms including large mstr BR w/en suite bath and custom closets. Full service bldg w/concierge, pool, spa, health club, roof deck, on sight mgmt & 24 hour security. Near Embarcadero, fab restaurants, Pac Bell Park, easy access to 101 & 280. Offers due Monday, May 12th at noon.

Living area showing balcony and stunning views of the Bay Bridge, water and beyond.

[Pictures \(21\)](#)

Agent	Beverly F Barnett (ID: 802221) Primary:415-302-9052 Lic: 01301989		
Office	Pacific Union International Inc. (ID:PACU) Phone: 415-345-3000, FAX: 415-929-0427 Office Lic.:		
Property Type	Condo/Coop/TIC/Loft	Property Subtype(s)	Condominium
Status	Sold (05/19/14)		
DOM	10		
Type Listing	Excl Right to Sell		
Known Short Sale	No		
REO	No		
District	9 - H		
Known BMR	No		
Senior Housing	No		
Commission	Selling Office	Dual/Var. Rate	
	3	No	
County	San Francisco	Bik/Lt/APN	3766219
Scope of Service	Full Service		
Beds	2	Baths	2
Den/Bonus Room	0		
Approx Square Feet	1074*	Sq Ft Source Per Tax Records	Price / SqFt 1,443.20
Year Built	2001*		
Map Book	SFAR Map	Map Coordinates	SFAR, CV42
Cross Street	Harrison		
Listing Date	05/02/14	Entry Date	05/02/14
On Market Date	05/02/14		
Original Price	1,225,000		
Occupant Type	Vacant		
Occupant Name			
Directions to Property	Embarcadero to Harrison to Beale		
Commercial Condo	No		

Agent Remarks

Stunning unit, one of the most sought after floor plans at 400 Beale. Easy to show. Escrow has been opened with Kallie Castro. There is pending litigation on the building. First Republic is familiar with the litigation and will lend on the building. Call/email Duane Phillips at 415-296-3786/dphillips@firstrepublic.com. Offers due at noon on Monday, May 12th. Please use 7-page SFAR Purchase contract.

Selling Information

Selling Price	1,550,000	Selling Date	05/19/14
Listing Price	1,225,000	Pending Date	05/12/14
SP % LP	126.53	Original Price	1,225,000
Financing	Cash		
Comments	Thanks Craig for such a smooth transaction!!!		
Selling Agent	Craig Ackerman (804180)	Selling Office	Ackerman Realty Group (REDR)
Selling Co-Agent		Selling Co-Office	

Zoning

Zoning	RH DTR
Floor #	20
# of Units	248
Parking Type	Designated On Site
# of Parking Spaces	1
Monthly Parking Fees	No
Monthly Parking Fees	\$0.00
Parking Features	Enclosed, Automatic Door, Garage
Green Point Rating	0
HERS Index	0
HOA?	Yes
HOA Dues	\$746.43
HOA Fee Paid	Monthly
Pending Litigation	Yes
Probate Sale	No
Unconfirmed Coop Fee	0.00
HOA Name	Bridgeview HOA
Phone Number	(415) 348-6095

Features

Showing Instructions	Call Listing Agent
Possession	Close of Escrow
Parking	Attached, Enclosed, Automatic Door
Type	Hi-Rise (9+)
Style	Contemporary
Main Level	2 Baths, Living Room, Dining Room, Kitchen
View(s)	Panoramic, City Lights, Bay, Bay Bridge
Floors	Partial Carpet, Partial Hardwood
Pool	In Ground, Spa/Hot Tub
Bath Type/Includes	Shower Over Tub, Stall Shower, Tub in Master Bdrm, Remodeled
Kitchen	Refrigerator, Dishwasher, Microwave, Garbage Disposal, Granite Counter, Breakfast Area
Dining Room	Lvng/Dng Rm Combo
Living Room	View, Deck Attached
Heating/Cooling	Central Heating
Laundry Appliances	220 Volt Wiring, Washer/Dryer, In Closet
Special Features	Elevator/Lift
Common Areas	Roof Deck, Spa/Hot Tub, BBQ Area
Exclusive Use Areas	Deck
HOA Fee Includes	Garbage, Ext Bldg Maintenance, Grounds Maintenance, Door Person, Security Service
Transportation	1 Block
Shopping	2 Blocks

* Denotes information autofilled from tax records.

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