

Condo/Coop/TIC/Loft Client Detail Report

Listings as of 12/29/04 at 10:19am

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Listings Numbers: 105009, 243848, 258214, 246843, 259328, 276856, 268279, 248005, 253652, 255034, 258776, 260788, 260764, 261576, 261330, 261813,

#: 270566	Sold	55 Alvarado San Francisco 94110-3012	Noe Valley	\$ 529,000
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Type: Tenancy In Common	List Date: 07/15/04	D/S: 5/C
Cross Street: Guerrero	Map: CQ46	
Blk/Lot/APN: 3634020A	Zoning:	
BD: 2 BA: 1 Pkg: 0	No	#Rms:
~SqFt: 1200 Per Owner	\$/SF: 475.05	Year Built: 1906
Floor #:	# of Units in Bldg: 4	
HOA: No	HOA Dues:	Paid:
HOA Name:		HOA Phone:
Builder/Architect:		
Hm Prot Pl:	Pend Lit:	Probate: No Court:

Marketing Remarks: Sunny top floor flat with period detail and custom finishes. 2 Bedrooms + office/3rd bedroom, 1 Bath. Hardwood floors, crown molding, wainscotting & recessed lighting throughout. Remodeled custom kitchen with granite countertops, maple cabinetry & stainless steel appliances including Thermador gas stove and Bosch dishwasher. Breakfast bar and light-filled dining area. Access to large shared yard and deeded storage. In-unit laundry hookups. Eligible for 2005 condo lottery. Garage bid avail.

Show Appointment Only	Show Call Listing Agent	Posses Close of Escrow	Type Full	Type Flat
Type Low-Rise (1-3)	Type Top Floor	Style Traditional	Style Custom	Main 2 Bedrooms
Main 1 Bath	Main Dining Room	Main Kitchen	Views Garden/Greenbelt	Views Hills
Floors Hardwood	Floors Tile	Ba Typ Shower Over Tub	Ba Typ Tile	Ba Typ Remodeled
Kitchn Gas Range	Kitchn Refrigerator	Kitchn Dishwasher	Kitchn Garbage Disposal	Kitchn Granite Counter
Kitchn Breakfast Area	Kitchn Remodeled	Dining Dining Area	Oth Rrr Office	Oth Rrr Storage
Found Concrete Perimete	Heat Central Heating	Laund Hookups Only	Lot Regular	Comm Garden/Greenbelt
Deede Additional Storage	Trans 1 Block	Shop 1 Block		

Tour Date:	Time:	Lockbox Only:	Price Reduction:
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Remarks:

Open House Date:	Open House Time:
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Open House Remarks:

Dimensions:	Living:	Dining:	Family:	Kitchen:	Master Bedroom:
Contract Date: 08/27/04		Sold Date: 09/15/04		Sale Price: 570,055	DOM: 43

Presented By: Cameron C Bamberger / BJ Droubi & Company

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