

Open House Sunday 4/1/12 - 2:00 to 4:00 pm

New Listing!

Pacific Heights

\$749,000 - [1885 Jackson #101, San Francisco, CA 94109](#)



This condo resides in a striking, newly renovated building in prestigious Pacific Heights. This beautiful two bedroom, two bath home offers ample storage, large bedrooms, a large open floor plan ideal for entertaining and easy access to desirable shopping on Fillmore & Polk. The condo enjoys lovely views of tree-lined Jackson Street visible from the large

living room windows. Truly unique, this condo offers direct elevator access from the lobby into a private formal reception area, featuring elegant finishes and two large closets.

Included with this condo is independent garage parking for one car with additional room for storage. 1885 Jackson is close to shopping, parks, and transportation. A Walkscore of 97 completes this home.

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 1048 (Per Appraiser) MLS: 395329

Your Verdict

Yes

No

Maybe

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Van Ness/Civic Center

\$749,000 - [238 Olive St #402, San Francisco, CA 94109](#)



FHA Approved Solar powered Condo in Elevator Building with Stunning Roof Deck. Exclusive 8 unit building featuring just 2 units per floor. This is an Exceptional 2 Bed, 2 Bath unit with 1 car parking.

Kitchen features Ceaserstone Countertops, Porcelain Tile Backsplash, Euro Designed Kitchen Cabinetry, Bertazzoni Gas Stove & Stainless Steel Jenn-Air Refrigerator and Bosch Dishwasher. Living/Kitchen/Dining Combo features Floor to Ceiling windows, gas fireplace,

surround sound audio system, Hardwood floors & Integrated state of the art home automation system. Both Bedrooms are generous in size, featuring Walnut floors and track lighting. Bathrooms have designer vanities, Ceaserstone counters and Stylish tile. Unit also has Laundry hook ups

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 0 (Not Available) MLS: 394780

Your Verdict

Yes

No

Maybe

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New Listing!

Lone Mountain

\$825,000 - [2853 Golden Gate Ave, San Francisco, CA 94118](#)



Arguello Supermarket fresh turkey sandwiches. Blue Bottle coffee from Velo Rouge. A jaunt through Golden Gate Park, on wheels or sneaks. A quick bus ride to the beach, or in the opposite direction, Union Square. All are instantly accessible if you're lucky enough to live in this roomy two-level, house-like condo. All the features you want are here: high Victorian ceilings, gleaming hardwood floors,

period moldings, a tastefully remodeled eat-in kitchen, 1-car parking with interior access, extra storage, and enough space to entertain and relax in, inside AND out. The handsome building facade only hints at the comfortable living that waits inside.

Type: Condominium Beds/Bath: 3/2.0 Parking: 1 Approx. Sq. Ft.: 1877 (Per Tax Records) MLS: 395259

Your Verdict

Yes

No

Maybe

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North Panhandle

\$839,000 - [40 Cole St, San Francisco, CA 94117](#)



A gorgeous full-floor flat in a beautiful Edwardian building situated between Grove and Fulton Streets. Just steps away from the USF Campus, this well maintained sunny condo offers two bedrooms with a Juliette balcony, expansive eastern city views, a split bath, double pane windows, and wood flooring. The living room with box-beam ceilings, decorative fireplace, wainscoting & built-ins features the elegant period details. The spacious formal dining room and the layout are fantastic for

entertaining. The kitchen has been tastefully remodeled with marble countertops and features high-end stainless appliances. In-unit washer & dryer, 1-car tandem parking, exclusive storage areas in garage and separate storage room complete this property.

Type: Condominium Beds/Bath: 2/1.0 Parking: 1 Approx. Sq. Ft.: 1330 (Per Tax Records) MLS: 393567

Your Verdict

Yes

No

Maybe

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North Panhandle

\$899,000 - [1825 Turk St #305, San Francisco, CA 94115](#)



This striking contemporary condo is conveniently situated in vibrant North Panhandle. The formal lobby features an elevator that directly accesses the unit. An open living room with gas fireplace and vaulted ceiling has views of downtown. The remodeled kitchen features s/s appliances, granite counters, ambient lighting, a built-in breakfast bar and walk-out tiled patio. The master suite boasts a large bay window, two generous closets and a slate bath. The second large bedroom has southern light and easy access to the

second, large bath. The washer and dryer are housed in the hall closet with additional storage space. The third bedroom is used as a home office with room for guests. A private garage and second space are deeded to unit 305.

Type: Condominium Beds/Bath: 3/2.0 Parking: 2 Approx. Sq. Ft.: 0 (Not Available) MLS: 394129

Your Verdict

Yes

No

Maybe

Open House Sunday 4/1/12 - 2:00 pm to 5:00 pm

Nob Hill

\$885,000 - [1601 Pacific Ave #203, San Francisco, CA 94109](#)



Spacious town home with modern layout on two levels. Beautiful cherry cabinets in a kitchen equipped with granite counters and stainless steel appliances. Gorgeous maple floors and new carpets in bedrooms! New double pane windows (bay windows on both levels)! Large, common area roof deck with fabulous views of the GG bridge, bay & City. Two large bathrooms on lower level, one ensuite w/ double sink vanity and a handy 1/2 bathroom on the upper (kitchen/living room) level. Washer & Dryer already installed.

Building has elevator, deeded independent parking and spacious common area patio on same level, steps from your front door. Walk Score 97, Transit Score 92. This is a great value unit in this awesome 16-unit building: don't miss out!

Your Verdict

Yes

No

Maybe

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Open House Sunday 4/1/12 - 1:00 to 3:00 pm



Central Waterfront/Dogpatch

\$849,000 - [701 Minnesota St #206, San Francisco, CA 94107](#)

Rarely available, premium loft at Potrero Square Lofts. 2BR, 2BA, top floor & 1 Car parking. Originally built as a Liquor/Wine Warehouse & Bottling Plant this conversion is one of the special ones. Spacious living room with soaring ceilings, huge wall of windows for great light & fireplace. Chefs kitchen with stainless appliances including Thermador oven, micro & warming tray, prep island and ceasar stone counter tops. Master bedroom with exposed brick wall and large window taking in the

downtown view. Upstairs are 2 very distinct loft spaces. Updated bath with beautiful finishes, wood floors, tons of natural light, in unit washer/dryer, unique built-ins and so much more. The building is impeccably maintained with lush courtyard.

Type: Loft Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 1578 (Condo Map) MLS: 394981

Your Verdict

Yes

No

Maybe

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Noe Valley

\$899,000 - [481 27th St, San Francisco, CA 94131](#)



-- This charming vintage home has lovely period details throughout. Situated on 3 levels. The top level features 2 bedrooms, full bath, northern and southern views, main level has a parlor with wood burning stove, spacious formal dining room and a large country kitchen with nook overlooking a lush tropical garden. French doors lead to a sunny south facing sunny deck & large garden with wonderful views- perfect for entertaining! A laundry room and full bath complete this level. The lower level is a welcoming, fully separate renovated lg living space with loft, full bath and kitchen. The backyard is a gardeners delight

with numerous fruit trees and southern exposure. Ideal location close to great schools, restaurants,shops, trans

Type: Single-Family Homes Beds/Bath: 2/2.0 Parking: 0 Approx. Sq. Ft.: 1788 (Per Tax Records) MLS: 394504

Your Verdict

Yes

No

Maybe

Kevin's Commentary: April 1's Foolhardy Market

Lending Laughs?

Lenders are teasing us - interest rates went up .25 percent last week and there were rumors of rates falling again soon too this week. Is this a joke? Well either way, it's no joke that rates are still historically low (sorry for the cheesy puns). But don't be subject to lender whim and caprice and get a great, locked-in rate while you can. Otherwise, you'll have to deal with the June FHA-loan fee increase, a proposed transfer tax increase by Mayor Lee and 2013's new federal transfer tax to pay for health care reforms (if they survive mind you).

How People Win Offers Today and Still Get Deals

According to the San Francisco Association of Realtors' the City's market remains an unusual combination of too many buyers chasing after too few houses. And, on the ground, I can confirm that too. I hear about places getting 22 offers, one deal we had in contract fell out of contract when another all-cash buyer presented an offer that was \$20,000 over our previous offer. My client, being a good sport, demurred.

While multiple offers, preemptive offers and all-cash offers are still common, there are still bargains to be had. Also, values are literally being overlooked and missed. For example, one set of clients in my office got a fantastic home in Golden Gate Heights last week for under market value because every other buyer and agent was looking at another house on the block where the sellers accepted an offer for over asking with multiple backups. But down the block there was another similar house where that agent never held open houses, posted dark photos online and didn't push the place like the neighboring house. But us Vanguard types understand value when we see it. So while everyone else was distracted, these buyers got a great deal that should certainly appraise with more money left in their pockets at the end of the day.

This is strategic representation at its best and its our standard.



Recent Market Share Data for Most & Sales Volume in Districts 5 & 9:

- Vanguard Properties
- Zephyr Real Estate
- Pacific Union
- Sotheby's
- TRI Coldwell Banker



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