



VANGUARD INSIDER PROPERTIES SERVICES AGENTS KNOWLEDGE ABOUT

Good Weekend to You!

Lots to look at this week in the City. Also have included San Carlos and San Mateo, which have proven to be points of interest for many buyers priced out of the City. Give me a call if you want to talk or to have me pre-screen homes in your search and exploration. We still don't have enough inventory in the City. Yes, new inventory is coming in the pipeline next year and in 2014, but who knows how long record-low interest rates - 30 year loans for 3.5%?! - will last.

7-day Market Stats for Condo properties in SAN FRANCISCO, CA as of August 03 2012			
Median List Price:	\$699,000	Average List Price:	\$870,367
Total Inventory:	567	Price Per Square Foot:	\$628/SqFt
Average Home Size:	1,267 SqFt	Median Lot Size:	n/a
Average # Beds:	1.98	Average # Baths:	1.70
Homes Absorbed:	86	Newly Listed:	61
Days on Market:	90 days	Average Age:	44 years

Data provided by and ©2012 Altos Research LLC

Coming Soon!

467A Duboce Ave., Not on MLS: Exclusive Chic Penthouse Simply Splendid.

Exclusive listing from Kevin K. Ho:

After less than a year here, the owners of [467A Duboce](#) are relocating back to New York. They are heartbroken to leave this warm, chic and private home located in middle of the coveted Duboce Triangle area, which is steps away from a vibrant dog park, nightlife, transit and urban conveniences.

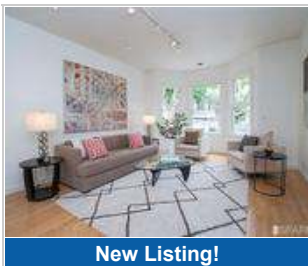
Like its brethren, noted architect Owen Kennerly designed this serene space, which stands apart from the other homes in the Chinese Laundry group because of its finishes, vast outdoor space, west-facing windows, exclusive roof deck and main level deck.

You may remember 467A was sold in a blink last year and you may have missed it. Here's your chance for you and your best clients to see it before anyone else does in advance until August 3. After that, it's anyone's guess what the open market will say.

- Walnut, Mahogany, marble, Cedar high-end finishes
- 2 bed, 2 bath, open floor plan, 2 decks, en suite master, 1000+ sqft living area, 500+ sqft private roof deck, hot tub capable
- 97 Walkscore, Walkersâ€™ Paradise, near tech shuttle stops/MUNI
- Tandem garage parking nearby, secured for 2 more years
- Radiant heat, LEED elements, energy efficient, premium appliances, w/d
- Conversion-eligible, 4 units, fractional lending

Pick of the Week

★ Open House Sunday 7/22/12 - 1:00 to 4:00 pm



New Listing!

Duboce Triangle \$799,000 - 177 Henry, San Francisco, CA 94114

Wonderful 2lvl house like condominium in the heart of the Duboce Triangle with incredible indoor outdoor living. Thoughtfully update, this unit has an open floor plan that allows natural to bounce throughout the unit. 2 spacious bedrooms. Open kitchen/family room overlooking common rear South facing yard. Direct access to deck off main level. Master suite opens onto yard. Common laundry and extra storage located off master. Don't miss this rare opportunity.

Type: Condominium **Beds/Bath:** 2/2.0 **Parking:** 0 **Approx.**

Sq. Ft.: 1521 (Per Tax Records) **MLS:** 399040

Own a Bit of History:

★ Open House Saturday 7/21/12 - 1:00 to 4:00 pm; Sunday 7/22/12 - 1:00 to 4:00 pm



New Listing!

Cole Valley/Parnassu \$1,198,000 - 27 Belmont Ave, San Francisco, CA 94117

Enchanting 3BR,2BA on a prime Parnassus Hts block. Pano downtown, bay, Marin vws. Home of Armistead Maupin, author of the iconic SF Tales of the City' series. Magical front garden winds up to the gracious Craftsman home. Exc detail, hardwd flrs. Charming LR with garden outlooks. DR opens to delightful rear garden, flagstone+brick patios, built-in grill. Updated kitchen, stainless appliances. Fantastic master BR on 2nd lvl with expansive views, impressive built-ins and adjacent marble BA.

Sunny guest BR overlooks garden. Top level second master suite with superb vws opens to a charming 2nd BA and to a wonderful sunny rear deck with lovely outlooks of greenery and vws. One car garage, storage. Conv to Cole Valley stores, UCSF, transportation

Type: Single-Family Homes **Beds/Bath:** 3/2.0 **Parking:** 1 **Approx. Sq. Ft.:** 1606 (Per Appraiser)

MLS: 399007

Notable Open Houses for Saturday & Sunday

Grouped by Area, Sorted by Price

The Middle:

Castro, NoPa, Noe Valley, Haight, Eureka, Mission Dolores

★ Open House Sunday 7/22/12 - 2:00 to 4:00 pm



New Listing!

Noe Valley
\$299,500 - 695 Grand View Ave #103, San Francisco, CA 94114

Bright Corner Unit Condominium with windows on three sides, City Lights Views, One Bedroom, One Bath, Floor-To-Ceiling Windows in Open Living Room and Dining Room, Remodeled Kitchen with Granite Counters, Handsome Wood Cabinets and Stainless Steel Appliances. This property has been newly painted and offers One-Car Side-By-Side Garage & Extra Storage. Great location with easy access to Muni lines downtown.

Type: Condominium **Beds/Bath:** 1/1.0 **Parking:** 1 **Approx.**

Sq. Ft.: 585 (Per Tax Records) **MLS:** 399087

★ Open House Sunday 7/22/12 - 2:00 to 4:00 pm



North Panhandle
\$399,000 - 147-153 Ashbury St #153, San Francisco, CA 94117

Hot NOPA unit with charm galore! Located in the rear of the building, this unit overlooks the common garden. Notable features include hardwood floors, built-in bookcase, updated kitchen, dedicated storage, common laundry & garden and parking! Ideally located near transportation, Golden Gate Park, and nearby cafes. This is an existing TIC group of 4 owners.

Type: Tenancy In Common **Beds/Bath:** 1/1.0 **Parking:** 1

Approx. Sq. Ft.: 0 (Not Available) **MLS:** 399014

★ Open House Sunday 7/22/12 - 2:00 to 4:00 pm



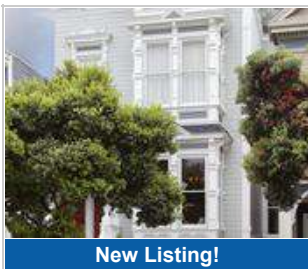
North Panhandle
\$599,000 - 2079 Golden Gate Ave, San Francisco, CA 94115

Located on the best block in NOPA, this classic architecturally significant full floor flat has beautiful Eastlake Stick detailing and much of the interior period details intact but has an updated floor plan with an open feel. Hardwood floors, high ceilings and crown moldings are just some of the beautiful details. 2-3 bedrooms, 1 bath, 2 working fireplaces, nice outlooks and an abundance of windows makes this a must see. The middle unit in a 3 unit

building, this unit has more than 1600 square feet of living space, an open living-dining area, updated kitchen, in unit washer/dryer, deeded deck area and access to the shared south-facing rear yard. Steps to USF, Golden Gate Park and the revitalized Divisadero corridor.

Type: Tenancy In Common **Beds/Bath:** 2/1.0 **Parking:** 1 **Approx. Sq. Ft.:** 1600 (Per Owner)
MLS: 398844

★ Open House Sunday 7/22/12 - 2:00 to 4:00 pm



New Listing!

North Panhandle
\$699,000 - 2077 Golden Gate Ave, San Francisco, CA 94115

Top-floor flat with remodeled kitchen, beautiful wood floors, high ceilings & two fireplaces in a three-unit building very conveniently located in the dynamic North Panhandle neighborhood. The exterior has beautiful classic Eastlake Stick detailing. One car garage parking plus additional storage. Two remodeled tile baths, laundry in unit, shared south-facing fenced rear yard. Offered as a Tenancy In Common interest in 2077-2079-2081 Golden Gate Avenue, an existing three-member TIC group.

Type: Tenancy In Common **Beds/Bath:** 2/2.0 **Parking:** 1 **Approx. Sq. Ft.:** 0 (Not Available)
MLS: 399060

★ Open House Sunday 7/22/12 - 2:00 to 4:00 pm

Set up a private appointment today before its gone. We already have had purchase offers!

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Preview »



Duboce Triangle
\$699,000 - 128 Noe St, San Francisco, CA 94114

Iconic 19th Century Victorian Condo located on one of San Francisco's great blocks. Dramatic living room w/classic period molding, box bay window, unique stained glass. Spacious, open plan, hi ceilings, refin. original softwood floors, new interior paint, 1 car pkg, huge 400 sq ft storage space. Parlor/1 bedroom w/original fireplace. Spacious dining room/family room also w/original marble fireplace. Eat in kitchen area has convenient pantry w/built-in cabinet & drawers, tile floors, lots of natural light

& upscale potential. Full bath with stall shower. Sliding glass doors open to deck & private brick patio, making this a great space for BBQ's and entertaining. Close to downtown, Metro line, shops, restaurants and nightlife. 97 Walk Score

Type: Condominium **Beds/Bath:** 1/1.0 **Parking:** 1 **Approx. Sq. Ft.:** 1180 (Per Tax Records)
MLS: 398758

★ **Open House Sunday 7/22/12 - 2:00 to 4:00 pm**



Eureka Valley/Dolore
\$769,000 - 706-A Castro, San Francisco, CA 94114

This wonderful 2 bedroom condo is located in the heart of the vibrant Castro neighborhood. Just far enough away for a little quiet but close enough to all the action. Located on the top floor of a 2 unit building this 2 bedroom 1 bath condo has been beautifully remodeled, has an in-unit w/d and views of downtown. The condo has lovely period details and hardwood floors. There is also a large storage area for just for this unit. Walk to MUNI or

bike to work. Just perfect.

Type: Condominium **Beds/Bath:** 2/1.0 **Parking:** 0 **Approx. Sq. Ft.:** 1097 (Per Tax Records)
MLS: 399096

★ **Open House Sunday 7/22/12 - 2:00 to 4:00 pm**



Hayes Valley
\$849,000 - 138 Scott St, San Francisco, CA 94117

Upon entering, you'll find uncommon beauty & natural light filling this Hayes Valley Victorian condo. The luminous living room boasts decorative stone fireplace & built-in bookcase. Take pride while entertaining in the spacious formal dining room w/glass-paned pocket doors. The remodeled kitchen w/breakfast bar, granite counters & modern appliances make a great gathering place. You'll enjoy the 2 stunning bedrooms w/built-in cabinets &

2 updated bathrooms. This home is complete w/office area, laundry, large private deck & huge basement perfect for storage & game room! Convenient leased parking steps away, easy public transport, 1 block to Google & Apple shuttles, short walk to shopping, parks & restaurants make for City living at its finest!

Type: Condominium **Beds/Bath:** 2/2.0 **Parking:** 1 **Approx. Sq. Ft.:** 1604 (Per Tax Records)
MLS: 398764

★ **Open House Sunday 7/22/12 - 2:00 to 4:00 pm**



Hayes Valley
\$879,000 - 738 Haight St, San Francisco, CA 94117

Ideally located between Duboce Triangle and NOPA, this spacious Queen Anne seven+ room condo has undergone a thoughtful, contemporary renovation which complements its exquisite period details which include high ceilings w/ medallions, hardwood floors, two gas fireplaces, vintage hardware, and ornate built-in cabinetry and molding. The original formal dining room has been converted to a great room which opens onto a

gourmet kitchen with center island, Carrera marble counters, and stainless steel appliances. Adjacent to the kitchen is a bright enclosed porch which is currently used as a dining room. The full bathroom has a claw foot tub, pedestal sink, separate shower, and laundry. At ground level there is shared yard and additional storage.

Type: Condominium **Beds/Bath:** 3/1.3 **Parking:** 1 **Approx. Sq. Ft.:** 1984 (Per Tax Records)
MLS: 398937

★ **Open House Sunday 7/22/12 - 1:00 to 4:00 pm**



Eureka Valley/Dolore
\$890,000 - 308 Eureka St #B, San Francisco, CA 94114

Private Urban Retreat - Expansive City VIEWS - Private DECK - Lush GARDEN! Quiet TOP FLOOR Victorian condo has expansive city view from living rm w/fireplace, hi ceilings, hwd flrs & traditional detailing. The eat-in kit + FORMAL DINING RM hv wonderful sunlight w/an enchanting view of deeded private deck + garden. Full of blooms, birds & tranquil fountain this private sanctuary invites relaxation and entertaining. 2 bedrms

plus a small OFFICE, luxurious bathrm, Washer & dryer, large common storage room, HOA dues: \$300/month. Close to the Castro, 18th, 24th & Market St shops, restaurants, conveniences, Mission Dolores & Collingwood Park, Castro Theater, CPMC Davies Campus, Genentech stop- Castro/22nd DISCL PKG AVAIL.

Type: Condominium **Beds/Bath:** 2/1.0 **Parking:** 1 **Approx. Sq. Ft.:** 1134 (Per Tax Records)
MLS: 398641

★ **Open House Sunday 7/22/12 - 2:00 to 4:00 pm**



Eureka Valley/Dolore
\$895,000 - 4101 21st St, San Francisco, CA 94114

This stunning two bedroom condominium is ideally situated at the junction of Eureka Valley and Noe Valley. Located on the top floor of a two-unit building, this home features a large great room, with large living and dining spaces, an office area, and a remodeled kitchen & breakfast room wit spectacular Eureka Valley views! Located in beautiful and meticulously maintained 2-unit building steps to the Castro and Noe Valley - walk to everything! Huge storage and 2CAR parking included!

Type: Condominium **Beds/Bath:** 2/1.0 **Parking:** 2 **Approx. Sq. Ft.:** 1114 (Per Graphic Artist)
MLS: 399071

★ **Open House Sunday 7/22/12 - 2:00 to 4:00 pm**



Eureka Valley/Dolore
\$899,000 - 381 Noe St, San Francisco, CA 94114

A Victorian flat in a 2 unit building, in the heart of the Castro. This lovely grande dame built in the early 1900's has 2 bedrooms, 2 full bathrooms, 3 decorative fireplaces, and soft wood floors. The remodeled kitchen features a Viking stove, Viking refrigerator, Bosch dishwasher, wine refrigerator, a front-loading Whirlpool Duet washer & dryer, and has plenty of counter space and storage. The windows have three exposures - east, west and south. There's a back deck off of the kitchen and a small side

yard. Solar heats the house and the roof was done in 2009. Lastly, there's a lovely view of the passing historic streetcars from your curved living room windows.

Type: Condominium **Beds/Bath:** 2/2.0 **Parking:** 1 **Approx. Sq. Ft.:** 1494 (Per Appraiser) **MLS:** 398279

★ **Open House Saturday 7/21/12 - 12:00 to 2:00 pm; Sunday 7/22/12 - 2:00 to 4:00 pm**



Alamo Square
\$929,000 - 1110 Fulton St, San Francisco, CA 94117

Stunning 1895 Italianate 2BA/2BA overlooking historic Alamo Sq Pk. Light-filled newly-removated Victorian condo seamlessly blends old world elegance w/comforts of modern lvng, featuring soaring 14' clngs and immaculate ba's & kitchn. Dramatic living room flooded w/lite boasts south-facing bay window framing the park. Spacious br's w/en-suite Carrera marble ba's. Impeccable gourmet kitchen w/custom cabinetry, Caesarstone countertops, Turkish Afyon marble backsplash, stainless appliances & graceful

dining area w/atrium window overlooking the grdn. 2 car pkg, great closet space, 3 lrg deeded storage. 6 steps to front dr. Short walk to restaurants & shops of Hayes Valley and NOPA, tech shuttles.

Type: Condominium **Beds/Bath:** 2/2.0 **Parking:** 2 **Approx. Sq. Ft.:** 0 (Not Available) **MLS:** 399031

★ **Open House Sunday 7/22/12 - 2:00 to 4:00 pm**



North Panhandle
\$1,050,000 - 28 Ashbury St, San Francisco, CA 94117

BOM!!! Appraised for over asking! Don't miss this great value! Located in the hot NOPA district, close to Golden Gate Park & an abundance of shops & restaurants. The gracious floor plan encompasses generous entertaining spaces, two very large bedrooms, 1 1/2 baths, and an oversized sunroom with adjoining deck. Period finishes include glass-paned french doors, a handsome fireplace surround, hardwood floors and coved

ceilings. The thoughtfully renovated kitchen, now open to the adjoining living areas, features stainless appliances with Viking range along with an abundance of cherry-stained cabinetry and composite stone counter-tops. The bathroom finishes include custom tile-work and designer plumbing fixtures.

Type: Condominium **Beds/Bath:** 2/1.5 **Parking:** 2 **Approx. Sq. Ft.:** 1585 (Per Tax Records)

MLS: 397494

★ Open House Sunday 7/22/12 - 2:00 to 4:00 pm



North Panhandle
\$1,139,000 - 2172 Fell St, San Francisco, CA 94117

Ideally Located across the Street from McLaren Lodge, the Panhandle and the GG Park - a quiet stretch of Fell St. Sundrenched TOP FLOOR condo Perched High Above the Hustle & Bustle! This 3 bdrm, 2 bath condo boasts Skylights Throughout, Expansive Park Views and a Deeded Roof Deck! Your own Private Treehouse! An open floor plan w/combo

living/dining room highlighted by a stainless steel, eat-in kitchen w/ loads of cabinet storage - serving as the social meeting place. A spacious hallway leads to 2 large bdrms (a master suite with jacuzzi tub) & another room that can serve as a 3rd bdrm (a closet could easily be added), home office, hobby lobby or a nursery. In unit W/D plus 2 car parking & storage. Walk to Whole Foods, cafes & Park Festival

Type: Condominium **Beds/Bath:** 3/2.0 **Parking:** 2 **Approx. Sq. Ft.:** 1534 (Per Tax Records)
MLS: 397953

★ Open House Sunday 7/22/12 - 2:00 to 4:00 pm



Haight Ashbury
\$1,450,000 - 1138 Page St, San Francisco, CA 94117

Last Opportunity! This spacious penthouse features an amazing great-room with 12' glass door leading a HUGE terrace, skylights and deeded roof-deck. The custom kitchen boasts Caesar-stone countertops, breakfast bar and the latest in European appliances and designer lighting. Three large bedrooms, two of which are master suites, include custom closet systems and ample space for comfortable living. Other custom touches include uniquely finished spa-like bathrooms, skylights, built-in audio (speakers

throughout) and home automation capability. Steps to the heart of NOPA restaurants, grocery stores, cafes, and Buena Vista Park and Golden Gate Panhandle open space and bike paths. Easy freeway access + public transportation.

Type: Condominium **Beds/Bath:** 3/3.0 **Parking:** 1 **Approx. Sq. Ft.:** 0 (Not Available) **MLS:** 399073

★ Open House Saturday 7/21/12 - 2:00 to 4:00 pm; Sunday 7/22/12 - 2:00 to 4:00 pm



Eureka Valley/Dolore
\$1,995,000 - 767 Castro St, San Francisco, CA 94114

Spacious Grand Victorian has been extensively remodeled with modern amenities while retaining period details including exquisite Victorian facade. Gracious living w/double parlor, formal dining room, powder room, and chef's kitchen opens to private deck and backyard. Grand staircase leads to 3 bedrooms w/private bath on 2nd floor. Top floor has Master Bedroom w/sitting area, spa-like bathroom w/radiant, custom closets, gas

fireplace, balcony. Lower level has private entrance in-law 1BD apartment, laundry room, generous storage. A private garage and parking pad provide 2 car parking. Perfect location in Liberty Hill with close proximity to both Noe Valley and Castro. Desirable address near shops, parks, restaurants, and public transportation

Type: Single-Family Homes **Beds/Bath:** 5/3.5 **Parking:** 1 **Approx. Sq. Ft.:** 0 (Not Available)
MLS: 397772

★ Open House Sunday 7/22/12 - 3:00 pm to 5:00 pm



Alamo Square
\$2,799,000 - 1021-1021A Hayes, San Francisco, CA 94117

Exquisite View Victorian w/ custom finishes, upgraded systems & all new windows on Alamo Sq. View of Postcard Row! Four-level entertainer's dream w/ 3,804 sq ft. Main level has FLR, FDR, butler's pantry & eat-in chef's kit w/ direct access to south-facing, brick patio w/ fountain. Three bdrms, 2 baths on 2nd flr, incl master suite with Vus of Postcard Row, downtown & Pac Heights. Spa-like Masterbath. Attic has 2 finished rooms (1 sound proof!)

& unfinished room plus skylights. Lower level in-law with separate entrance. GARAGE BID at approx \$200k will NOT remove In-Law! 2 years PAID PKG 1/2 block away! Updated foundation, electrical, plumbing, new baths & kitchen. Close to Divisadero, Grove St. Farmer's Mkt & 50 Feet from the Google Stop!

Type: Single-Family Homes **Beds/Bath:** 5/4.5 **Parking:** 1 **Approx. Sq. Ft.:** 3804 (Per Appraiser)
MLS: 397997

The Eastern Parts: Potrero, SoMa, South Beach, South Park, Inner Mission & Bernal Heights

★ Open House Sunday 7/22/12 - 1:00 to 4:00 pm



Bernal Heights
\$549,000 - 120 Eugenia, San Francisco, CA 94110

Welcome to 120 Eugenia, a 2 bedroom plus office and 1 bath single family home with an enchanting walk out yard. This home has been owned by the same person for over 40 years and needs a little TLC to make it amazing. Fabulous location on West slope of Bernal near shoppes, restaurants, bars, buses, BART and the J Church. Great potential here!

Type: Single-Family Homes **Beds/Bath:** 2/1.0 **Parking:** 0

Approx. Sq. Ft.: 1000 (Per Tax Records) **MLS:** 399020

★ **Open House Sunday 7/22/12 - 2:00 to 4:00 pm**



South of Market
\$569,000 - 965 Folsom St #206, San Francisco, CA 94107

Sophisticated urban luxury loft in the heart of SOMA. This updated loft is comprised of two levels, 1.5 baths, and features include a dramatic double height ceiling, with an expansive wall of glass, downtown views, and private walk out balcony. New ebony oak hardwood floors, spacious dining area, office nook, and open floor plan. Gourmet kitchen includes granite countertops, sleek white cabinetry, S/S appliances, gas range,

and breakfast bar. In-unit laundry and 1 car deeded parking.

Type: Loft Condominium **Beds/Bath:** 1/1.5 **Parking:** 1 **Approx. Sq. Ft.:** 926 (Per Tax Records)
MLS: 398624

★ **Open House Sunday 7/22/12 - 2:00 to 4:00 pm**



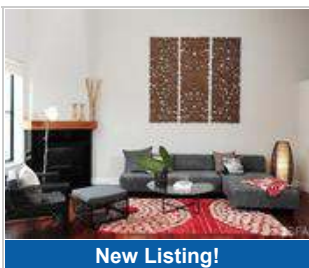
Potrero Hill
\$590,000 - 451 Kansas St #571, San Francisco, CA 94107

Welcome to The Potrero, a quiet, community tucked into the side of Potrero Hill. This bright, large 1BR + Den / 1 bathroom, is located on the top floor of the North Building and offers great views towards Potrero Hill as well as the lush flowers and trees in the courtyard below. This unit features beautiful bamboo floors, glass door enclosure in the shower, as well as a GE profile stove, refrigerator and dishwasher, Studio Becker cabinets, and stone

countertops. Spacious closets and an in-unit washer/dryer complete this beautiful home. Located conveniently near freeways and public transit. Easy access to downtown San Francisco, Mission Bay and SOMA. OPEN FOR TUESDAY TOUR 7/17 2:00-3:30pm.

Type: Condominium **Beds/Bath:** 1/1.0 **Parking:** 1 **Approx. Sq. Ft.:** 778 (Per Tax Records)
MLS: 398531

★ **Open House Sunday 7/22/12 - 2:00 to 4:00 pm**



Inner Mission
\$599,000 - 3345 17th St #6, San Francisco, CA 94110

If you want to live in a fantastically located, top floor, bright, sophisticated loft with downtown views close to restaurants, shops, public transit and Dolores Park, with 1 car side by side parking, in-unit full sized laundry and roof deck, this is the home you've been waiting for. Walk score 98!

Type: Loft Condominium **Beds/Bath:** 1/1.5 **Parking:** 1
Approx. Sq. Ft.: 0 (Not Available) **MLS:** 399016

★ **Open House Saturday 7/21/12 - 2:00 to 4:00 pm; Sunday 7/22/12 - 2:00 to 4:00 pm**



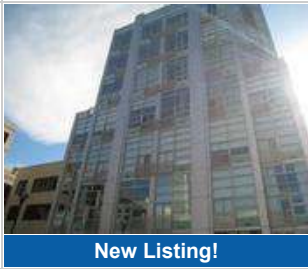
South Beach
\$675,000 - 300 Berry St #904, San Francisco, CA 94158

Arterra is San Francisco's premiere LEED-Silver luxury residential high rise. This fabulous 1BD+den/1BA home with 1-CAR PARKING features extra-high ceilings & is by far the best one bedroom floor plan that Arterra has to offer. With designer, eco-friendly finishes; smart modern design, in-unit laundry & amenities galore, you will have everything you need & then some! The den makes a great office, guest room or formal dining area.

Enjoy a luxurious lifestyle with the sunny view roof deck & BBQ, fitness center, community room, private guest suite & 24/7 attended lobby. Steps to Caltrain & easy freeway access. Walkscore = 98, Walker's Paradise. The building is FHA approved.

Type: Condominium **Beds/Bath:** 1/1.0 **Parking:** 1 **Approx. Sq. Ft.:** 856 (Per Architect) **MLS:** 398845

★ **Open House Saturday 7/21/12 - 1:00 to 3:00 pm; Sunday 7/22/12 - 1:00 to 4:00 pm**



New Listing!

South of Market
\$699,000 - 77 Dow Pl #508, San Francisco, CA 94107

Exceptionally stylish, spacious, open and architecturally unique loft offers all the amenities for city living. Ideal location, centrally located in the heart of Soma, within walking distance to shopping, Whole foods, restaurants, AT&T park, Financial district, South Beach, the Embarcadero promenade, entertainment, 24hour fitness across the street and night life. Deeded parking, security.

Type: Loft Condominium **Beds/Bath:** 1/1.5 **Parking:** 1
Approx. Sq. Ft.: 1058 (Per Tax Records) **MLS:** 399018

★ **Open House** Saturday 7/21/12 - 1:00 to 3:00 pm; Sunday 7/22/12 - 2:00 to 4:00 pm



South of Market
\$699,000 - 410 Jessie St #603, San Francisco, CA 94103

NOTE: Property is also referred to as 2 Mint Plaza #603. Old world department store warehouse made over for today's living. This restored historic building features large windows w/dramatic floor to ceiling draperies and an expansive open floor plan. The 2 bed 1 bath unit has high ceilings, natural light and high gloss, acid-stained concrete floors. The luxury kitchen features high end appliances & granite counters. Clean modern

living in the middle of shopping, shows, eateries, entertainment. 24-hour Plaza security, Roof top includes a view lounge, bbq, hot tub and gym with cardio equipment and quality weights. SHORT SALE - Allow minimum 60 days for COE. Unit vacant. Photos of previous furnishings in unit.

Type: Condominium **Beds/Bath:** 2/1.0 **Parking:** 1 **Approx. Sq. Ft.:** 1107 (Condo Map) **MLS:** 398739

★ **Open House** Sunday 7/22/12 - 2:00 to 4:00 pm



Bernal Heights
\$825,000 - 38 Newman St, San Francisco, CA 94110

Premium quiet block in heart of Bernal Village! Rare chance to own classic 1920's home, updated, with LARGE south facing yard, & just a short block or two to BOTH Cortland AND Holly Park! U R in the heart of it all, close to n/hood rests/coffee shops/Good Life/Branch Lib & greenery & playgrnds of Holly Park! Generous living space & big rooms enhanced by period details, moldings, coved ceilings & a most dramatic brick f/p-a

stunning centerpiece to your modern lifestyle framed by gorgeous H/W floors & trad arch details! Large open Kit/Liv/Din arrangement. Lrg windows, Frnch Drs & skylite=Gr8 light. Big deck=al fresco dining & grilling! Amzng outdoors: gardens, patios,arbors,potting shed, plants! Bonus 1Bd/1Ba in-law! Home office or guest qtrs?

Type: Single-Family Homes **Beds/Bath:** 2/1.0 **Parking:** 1 **Approx. Sq. Ft.:** 1250 (Per Tax Records) **MLS:** 398800

★ **Open House** Sunday 7/22/12 - 2:00 to 4:00 pm



Yerba Buena
\$899,000 - 855 Folsom St #735, San Francisco, CA 94107

Stunning 2BR/2BA Awarded modern Yerba Buena Loft by awarded architect Stanley Saitowitz. Highly Upgraded, Amenities & Great Location! RARE 1of 8 full-sized! *DESIGN*: Spacious master suite, walk in closets, exposed concrete, soaring 16 ft. ceilings, stainless appliances, granite counters, W/D, private balcony & deeded indoor parking. *SERVICES*: 24 Hr security, concierge room w/ key service, packages & dry cleaning.

GREAT LOCATION: Folsom & 4th Street - Mascone Center, Sony Metreon & Yerba Buena Gardens. Walking distance from transportation, Union Square, the Financial District, South Beach, AT&T Park & Wholefoods.

Type: Loft Condominium **Beds/Bath:** 2/2.0 **Parking:** 1 **Approx. Sq. Ft.:** 0 (Not Available) **MLS:** 397912

★ **Open House** Sunday 7/22/12 - 2:00 to 4:00 pm



Bernal Heights
\$935,000 - 1697 Alabama St, San Francisco, CA 94110

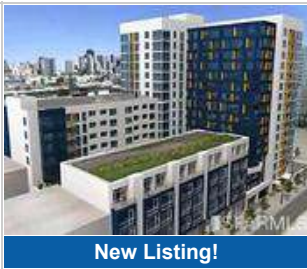
Beutiful updated Victorian just steps to the playgrounds, cafes, & green green grass of Precita Park! Preserved charm & arch details people love, but ALSO a fab, to-die-for, floor plan! Superb public space-enter thru luxury of lovely entry lobby, then large remod Kit open to spacious Din Rm & en-suite Liv Rm w gorgeous f/p! Kit features large prep island, ample cabs, stone cntrs & SS apps-gr8 for entrtners & families! Remod 1/2 Ba too!

Gleaming orig H/W flrs, designer paint-mod meets trad! Want 3 beds up on 1-level? This home delivers! Lrg main Bed Rm & remod full bath! Gr8 light that only corner home can deliver-promotes flexibility w how U live in this home! Huge garage is mechanics/hobbyists dream! Fits super-sized car, bikes & wrkshops!

Type: Single-Family Homes **Beds/Bath:** 3/1.5 **Parking:** 1 **Approx. Sq. Ft.:** 1500 (Per Tax

Records) **MLS:** 398793

★ **Open House** Saturday 7/21/12 - 2:00 to 4:00 pm; Sunday 7/22/12 - 2:00 to 4:00 pm



New Listing!

South Beach
\$979,000 - 300 Berry St #508, San Francisco, CA 94158

The Arterra. Gorgeous, bright, peaceful southeast corner unit full of light and windows. Bosch dishwasher. Bosch washer/dryer, huge windows, granite surfaces, a thoughtful layout, and DEEDED parking. Rare two bed, two bath unit, with balcony facing quiet Berry Street. Come and see the fantastically-designed, wonderfully-constructed, super-clean Arterra ready to move in. Completed in 2009, the Arterra is energy-efficient, meaning a super-low HOA of \$451 per month. Roof deck, fitness

center, 24/7 lobby attended by very friendly and professional staff, and this unique feature: a hotel-like suite for your out-of-town guests. Experience a great, FINISHED building.

Type: Condominium **Beds/Bath:** 2/2.0 **Parking:** 1 **Approx. Sq. Ft.:** 0 (Not Available) **MLS:** 398971

★ **Open House** Sunday 7/22/12 - 2:00 to 4:00 pm



New Listing!

Yerba Buena
\$995,000 - 245 5th St #304, San Francisco, CA 94103

This one-of-a-kind, live/work space is on the top floor of a small converted warehouse in SoMa. The main living area has solid golden oak floors, a wood-burning fireplace (1 of only 2 in bldg) and saw-tooth ceilings that soar to 24 feet at their peak. The kitchen is decked with Carrera marble, Sub-Zero and a gas Viking range. The gracious bathroom has double sinks, a deep soaking tub and an oversized glass enclosed shower. With the lofted bedroom being plumbed for a 2nd bath. Plenty of storage,

a deeded roof approved for a deck, and 1 car garage Parking. This is a Sneak preview before property is pulled and prepped for market official in the fall. Open Sun 2-4pm July 22nd *** ONLY, any other appointments need a minimum of 48 hr notice

Type: Loft Condominium **Beds/Bath:** 2/1.0 **Parking:** 1 **Approx. Sq. Ft.:** 1624 (Per Appraiser)
MLS: 399049

★ **Open House** Sunday 7/22/12 - 2:00 to 4:00 pm



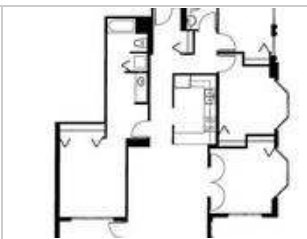
South Beach
\$1,095,000 - 650 Delancey St #408, San Francisco, CA 94107

The Oriental Warehouse is THE premier loft bldg in SF's South Beach area. This is a designated historic landmark built in 1867 and converted to 66 Live/Work lofts in 1996. Exposed brick & timber w/ stunning architectural details. Steps from Embarcadero Waterfront, AT&T Park, SFMoma, Yerba Buena Gdns, Metreon, Moscone & many restaurants/galleries, this is sophisticated urban living. Loft #408 is top fir with a gorgeously remodeled kitchen,

2BR's, 2 remodeled full Bathrooms, reclaimed hwd floors, custom finishes, 2 skylts, front loading w/d and 1 deeded parking + storage cage. 2nd pkg available for \$50k

Type: Loft Condominium **Beds/Bath:** 2/2.0 **Parking:** 1 **Approx. Sq. Ft.:** 1456 (Per Tax Records)
MLS: 396690

★ **Open House** Sunday 7/22/12 - 2:00 to 4:00 pm



South Beach
\$1,400,000 - 88 King St #1117, San Francisco, CA 94107

Open Sun 2-4pm. Rare 3bd/2ba with formal dining area. This home has incredible views of downtown San Francisco, Twin Peaks and a peek of the Bay Bridge. Finishes include maple floors, maple cabinets, black granite countertops, recessed lights, stainless appliances, limestone bathrooms, custom closets and more. The Towers offers full-service resort style luxury living. Come experience it for yourself.

Type: Condominium **Beds/Bath:** 3/2.0 **Parking:** 1 **Approx. Sq. Ft.:** 1412 (Per Builder) **MLS:** 398134

★ **Open House** Sunday 7/22/12 - 2:00 to 4:00 pm



South Beach
\$1,479,000 - 207 King St #706, San Francisco, CA 94107

This stunning top floor 3 bedroom condominium overlooks At&T Park, and is available for the first time since new. Residence 706 is a bright and airy 2 story home with incredible volume of space enhancing the gourmet kitchen, living and dining areas created by 20' ceilings and a wall of east facing windows that offer breathtaking views of SF Giants Stadium along with glimpses of Downtown, the Bay Bridge and the South Bay. As you ascend the

floating stairway to the upper level, views become even more dramatic passing through a small den area and on to 3 bedrooms including master with en suite bath, generous walk in closet and west facing windows. Central heat and A/C, 1 car parking and large on-site storage complete this fabulous home.

Type: Condominium **Beds/Bath:** 3/2.0 **Parking:** 1 **Approx. Sq. Ft.:** 1872 (Per Tax Records)
MLS: 398854

★ **Open House Sunday 7/22/12 - 1:00 to 4:00 pm**



South Beach
\$2,499,000 - 230 Ritch St, San Francisco, CA 94107

Showings by appointment. Designed by the firm of Santos Prescott & Assocs, this 4-bed, 3-ba home epitomizes the perfect marriage of beauty and utility. On the main lvl, a soaring double-height living space opens up onto a lush private tropical garden. On the 2nd lvl, a mezzanine overlooks the living area below providing an elegant and practical transition to private bedrooms and work area. On the 3rd lvl, is the mstr bdrm suite- a vast

space with a 22 ft. ceiling. The suite is organized into more informal areas devoted to sleeping, dressing, bathing, and lounging defined by custom cabinetry and 3/4 height walls that float within the larger space. Sunlight and air flow from the adjoining prvt roof deck and bring the outside gently in.

Type: Loft Condominium **Beds/Bath:** 4/3.0 **Parking:** 1 **Approx. Sq. Ft.:** 2640 (Per Tax Records)
MLS: 393612

★ **Open House Sunday 7/22/12 - 2:00 to 4:00 pm**



South Beach
\$2,500,000 - 3 Clarence Pl, San Francisco, CA 94107

Urban Paradise. Rarely available stand-alone loft residence w/ deluxe private rooftop terrace, tucked away in a gated courtyard. Created by Martin Building Co, this home is a dramatic mix of warmth and industrial, luxury and fun. A true master suite plus second bedroom are discreetly placed on their own floor away from the living spaces. Upstairs, two mezzanine levels flank an expansive living area and chef's kitchen. One of these loft spaces

is an ideal guest suite, w/ adjacent full bath and patio; the other is perfect for a home office or media space. Tall windows frame the city skyline. 2 car SBS attached garage w/interior access. Play and entertain on the rooftop... did we mention there's a hot tub? Hot South Beach location.

Type: Loft Condominium **Beds/Bath:** 3/3.0 **Parking:** 2 **Approx. Sq. Ft.:** 2700 (Per Tax Records)
MLS: 398377

Up North:
Downtown, Pac Heights, Russian/Telegraph/Nob Hills, Cow Hollow

★ **Open House Sunday 7/22/12 - 2:00 to 4:00 pm**



Downtown
\$449,000 - 900 Bush St #411, San Francisco, CA 94109

La Galleria is Lower Nob Hill's best kept secret. This one bedroom condo with immaculate laminate floors, fresh paint, a small private balcony, has an open floor plan & lots of closets. The kitchen has great counter space, a pantry & a breakfast bar. Amenities include attended lobby, fully-equipped gym, outdoor pool (heated seasonally), bright and large on-site laundry, parking & guest parking. Ideally located close to Union Square, Financial

District, world class shopping and dining, theatre & entertainment, the neighborhood is well-served by grocery stores, cafes, bus & cable cars; BART & MUNI Metro is a 10 minute walk. HOA \$703 includes water, heat, trash, cable TV, insurance, ext. maintenance, professional mgt. & reserves.

Type: Condominium **Beds/Bath:** 1/1.0 **Parking:** 1 **Approx. Sq. Ft.:** 701 (Per Tax Records)
MLS: 398642



Pacific Heights
\$489,000 - 1701 Jackson St #704, San Francisco, CA 94109

A city pied a terre, investment property, or primary home? Possibilities abound. This bright and inspiring 7th floor unit is tastefully appointed with Brazilian cherry floors, stainless appliances, granite kitchen counters, cherry cabinets, and limestone flooring and counters in bath. Enjoy BAY VIEWS by day, and the twinkling lights of Russian Hill by night. Not your typical studio, unit boasts a 12' custom clothing closet, heaps of kitchen/pantry storage, a hall coat closet, and in-unit

washer/dryer. Includes deeded parking & additional storage, gym, pool/spa, 24 hour security, onsite management, and pet friendly policies! All of this just steps from the city's best shopping and dining. Done!

Type: Condominium **Beds/Bath:** 0/1.0 **Parking:** 1 **Approx. Sq. Ft.:** 476 (Per Tax Records)
MLS: 398423

★ **Open House** Sunday 7/22/12 - 1:00 to 4:00 pm



Lower Pacific Height
\$525,000 - 1880 Steiner St #211, San Francisco, CA 94115

Light filled rarely available one bedroom, one bath condominium in very chic locale. This apartment has everything, wood burning fireplace, gas range, washer/dryer in unit, extra storage and one car parking. Remodeled kitchen and bath. Elevator building with impressive lobby, courtyard and location. Double paned windows, walk to Fillmore St. shops and restaurants. Great starter or pied-de-terre in fun location.

Type: Condominium **Beds/Bath:** 1/1.0 **Parking:** 1 **Approx. Sq. Ft.:** 669 (Per Tax Records)
MLS: 398848

★ **Open House** Sunday 7/22/12 - 2:00 to 4:00 pm



Lone Mountain
\$799,000 - 137 Cook St #2, San Francisco, CA 94118

HURRY! Owner is about to rent it out! One more week of marketing. This pristine property, re-built in 2005, blends exquisite Victorian exterior and soaring ceilings with modern finishes. The desirable open floor plan has an expansive liv/din room that features a corner stone f/p, gleaming h/w floors and oversized bay windows. The Kitchen offers custom wood cabinetry, great storage, dark granite counter top. The private

living space at back offers 2 full baths and 3 good scale rooms which can all be used as bedrooms, one with expansive walkout deck. The property also offers in unit W/D, lots of closet space, a huge independent deeded parking and storage space. Located just blocks from Laurel Village shops, Koret Center, Trader Joe's and USF.

Type: Condominium **Beds/Bath:** 3/2.0 **Parking:** 1 **Approx. Sq. Ft.:** 1250 (Per Tax Records)
MLS: 397044

★ **Open House** Sunday 7/22/12 - 2:00 to 4:00 pm



Van Ness/Civic Cente
\$799,000 - 151 Alice B. Toklas Pl #708, San Francisco, CA 94109

Dramatic, large 1 bedroom + enclosed SECOND SLEEPING area/den with big views! Soaring ceilings and historical character are reminiscent of NYC SOHO-style lofts. High end kitchen includes Bosch and Electrolux appliances. Duravit and Grohe bathroom features custom mill work, soaking tub, imported Italian glass tiles and double vanity. Cement columns make distiguated industrial design statement. Abundance of storage, including

bonus attic space, and recently refinished hardwood floors complete the space. This elevator building has a movie theater in building. Independent parking. Earthquake insurance included. Hayes Valley adjacent, the Marquee Lofts is in San Francisco's newest, trendiest neighborhood - Performing Arts District (The PAD).

Type: Loft Condominium **Beds/Bath:** 1/1.0 **Parking:** 1 **Approx. Sq. Ft.:** 0 (Not Available) **MLS:** 398001

★ **Open House** Saturday 7/21/12 - 2:00 to 4:00 pm; Sunday 7/22/12 - 1:00 to 4:00 pm



Lower Pacific Height
\$799,000 - 2060 Sutter St #506, San Francisco, CA 94115

Fabulous, Sleek & Sexy Condo in heart of desirable Upper Fillmore. Half block to Fillmore shops, restaurants & theatres. This trendy, spare no expense REMODEL elegantly captures modern living. Light filled Top Floor 2BD 2BA is a gem for entertaining & faces the tranquil & lush Inner Courtyard. Open Floor Plan, High Ceilings, Chef's Kitchen, Caesarstone Countertops, High End S/Steel appliances (Viking, Liebherr, Fisher & Paykel) &

Backsplash, Woodburn Frplc, Crown Molding, Dark Engineered Floors, Private Deck. Spacious Master Suite w/Office/Reading Nook, big walk-in closet. Oversized rain shower, tile floors skylight & dual sinks. 2nd BR ideal for professional work from home, guest room/nursery with adjacent updated Full

bath.In-unit W/D, Elevator.Parking & Storage

Type: Condominium **Beds/Bath:** 2/2.0 **Parking:** 1 **Approx. Sq. Ft.:** 0 (Not Available) **MLS:** 399021

★ **Open House** Sunday 7/22/12 - 2:00 to 4:00 pm



Lower Pacific Height
\$963,000 - 1513 Baker St, San Francisco, CA 94115

This period home has been updated to a light-filled 3 bedroom, 2 bath featuring an open living - dining area with a fireplace, a central kitchen with separate eating area that leads directly to the outdoors. The master has direct access to garden. All this on one level. There is an income producing studio unit on the lower floor, with a separate entry and court yard. The 1 car garage and one off street parking complete this property.

Type: Single-Family Homes **Beds/Bath:** 3/2.0 **Parking:** 2 **Approx. Sq. Ft.:** 1260 (Per Tax Records) **MLS:** 398871

★ **Open House** Sunday 7/22/12 - 2:00 to 4:00 pm



Telegraph Hill
\$999,000 - 368 Vallejo St, San Francisco, CA 94133

Signature Jewel-box on Telegraph Hill! Sleek, modern and unique,rebuilt in 2005, this compact single family house has been featured in Dwell Magazine and is the perfect pied-a-terre in the City. One bedroom plus office on two levels, one and a half baths w lovely mbath, sophisticated A/V system, open-plan kitchen, laundry room, delightful sheltered patio, leased parking nearby. Great location near the Bay Club and the Jackson Square area

as well as the waterfront and Ferry Building

Type: Single-Family Homes **Beds/Bath:** 1/1.5 **Parking:** 1 **Approx. Sq. Ft.:** 900 (Per Owner) **MLS:** 398811

★ **Open House** Saturday 7/21/12 - 2:00 to 4:00 pm; Sunday 7/22/12 - 2:00 to 4:00 pm



Lower Pacific Height
\$999,000 - 1636 Bush St, San Francisco, CA 94109

Welcome to 1636 Bush St! Fantastic opportunity to create an urban oasis - recently used as a law office. This clean, solid and updated Victorian can be transformed into a great single family home. This Victorian built around 1900 has high ceilings and approximately 2498 sq ft. CURRENTLY ZONED COMMERCIAL Look at \$/sq ft!!! Wow! Must see how quiet it is inside! Walk to the hip and energetic Fillmore district with its great antique, boutique

and clothing shops, amazing restaurants, coffee shops and delis and the Vogue Theatre, Japantown, Russian Hill or shop for groceries at Whole Foods on California St or the weekly Farmers' Market. Easy to show! Offers ANYTIME!

Type: Single-Family Homes **Beds/Bath:** 3/2.0 **Parking:** 1 **Approx. Sq. Ft.:** 2498 (Per Tax Records) **MLS:** 398611

★ **Open House** Sunday 7/22/12 - 2:00 to 4:00 pm



Financial District/B
\$1,925,000 - 640 Davis #19, San Francisco, CA 94111

Fabulous remodel from the studs up of a 3 bedroom, 2 level condominium at Golden Gateway Commons. This home has soaring 17 ft ceilings with 3 designer custom baths and a state of the art kitchen. 4 decks with south city views. This home is so unique you have to see it. Visit www.640Davis19.com for pictures.

Type: Condominium **Beds/Bath:** 3/3.0 **Parking:** 1 **Approx.**

Sq. Ft.: 1826 (Per Builder) **MLS:** 398213

★ **Open House** Sunday 7/22/12 - 2:00 to 4:00 pm



Pacific Heights
\$2,195,000 - 2151 Sacramento St #4, San Francisco, CA 94109

Pacific Heights One of a Kind Condominium. Unique, even by San Francisco standards, this 3 bedroom, 4 bath town house built in the 1920's has a modernist design while still retaining the classic columns, balustrades, ionic pilasters originally included in the design of the building. This light filled home features spacious formal living spaces, a glass ceiling in the living room with a wood burning fireplace and skylights throughout. There are hardwood

and marble floors and stunning period details. One car parking and private storage room are dedeed. This prime Pacific Heights location is near Sacramento Street bistros, shops and has easy access to public transportation. This exquisite home is an absolute must see.

Type: Condominium **Beds/Bath:** 3/4.0 **Parking:** 1 **Approx. Sq. Ft.:** 2528 (Per Tax Records) **MLS:** 394606

★ Open House Sunday 7/22/12 - 2:00 to 4:00 pm



Lower Pacific Height
\$2,500,000 - 1915 Pierce St, San Francisco, CA 94115

Exquisite Lower Pacific Heights Painted Lady with 100 walk score. Lovely Italianate Victorian combines the elegance of the past with modern upgrades and conveniences. This bright and airy 2617 sq ft 5 bedroom 3.5 bath design is a knockout. Quiet charming street is only 2 blocks to Fillmore amenities including, cafes, restaurants, shopping, banking, public transportation, and entertainment.

Out West:

★ Open House Sunday 7/22/12 - 2:00 to 4:00 pm



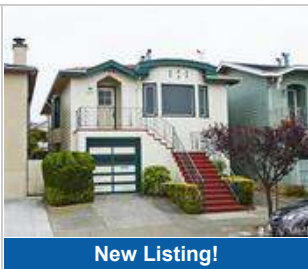
Outer Richmond
\$599,000 - 674 41st Ave, San Francisco, CA 94121

Come Enjoy this Spacious Top Floor Ocean View Condo. Classic Marina Style with Formal Living Room with Fireplace and a Relaxing Outlook. The Large Formal Dining Room is Perfect for Entertaining. An Updated Kitchen with Plenty of Counter Space and Laundry Porch. Down the Hall find a Classic Split Bath and Two Large Bedrooms Overlooking a Large Shared Yard. Enjoy Your Coffee off the Deck of the North Bedroom. You'll be Thrilled

by the Many Fine Period Details including Coved Ceilings and Inlaid Hardwood Floors. A Tandem Parking Space and Storage Complete this Offering. Hurry!!! You May Not Find Another Property with this Many Features and So Conveniently Located to Golden Gate Park and Transit!

Type: Condominium **Beds/Bath:** 2/1.0 **Parking:** 1 **Approx. Sq. Ft.:** 1384 (Per Tax Records)
MLS: 398821

★ Open House Sunday 7/22/12 - 1:00 to 4:00 pm



New Listing!

Central Sunset
\$699,000 - 1270 31st Ave, San Francisco, CA 94122

It's all about location. As you approach from Lincoln Avenue, All of the houses are detached, and different on this street. The Irving Street shopping area is only a few blocks away. Golden Gate Park is less than one block away. Then there is the light rail N-Judah line (with a straight shot going to Market Street and the financial district). The house is on a 30'X100' lot. The house has a spacious living room with fireplace, formal dining room, kitchen with breakfast area, and full basement. Let's not forget the huge

back yard.

Type: Single-Family Homes **Beds/Bath:** 2/1.0 **Parking:** 2 **Approx. Sq. Ft.:** 1200 (Per Tax Records) **MLS:** 398977

★ Open House Sunday 7/22/12 - 2:00 to 4:00 pm



New Listing!

Central Sunset
\$725,000 - 1734 28th Ave, San Francisco, CA 94122

Pristine center patio home under the same ownership since 1962. 2 bedrooms, 1 bath on main level, formal dining room, living room with fireplace. Hardwood floors under wall to wall carpets; condition not known. Eat in kitchen with two skylights, electric stove, no dishwasher or disposal. Room down may not be warranted. Manicured terraced garden. Parking for one car. Laundry in garage. On lockbox after Brokers' Tour on Tuesday, 7/24. Disclosures via email. Offers as they come.

Type: Single-Family Homes **Beds/Bath:** 2/1.0 **Parking:** 1 **Approx. Sq. Ft.:** 1599 (Per Tax Records) **MLS:** 398975

★ Open House Sunday 7/22/12 - 1:30 to 4:30 pm



New Listing!

Central Sunset
\$749,000 - 1678 28th Ave, San Francisco, CA 94122

First Open house- Sunday July 22nd from 1:30-4:30. Fantastic Central Sunset home in amazing location, just steps away from sunset recreation center! Lots of square footage with 1580 square feet of living space! Wow! Move-in condition with fresh paint, wood floors, and period details intact. Living room features wood-burning fireplace and mantel. Formal dining room flows into a sunny and bright kitchen and breakfast nook. Ample closet space with two additional closets in hallway. Garage features

two-car tandem parking, bonus room, and washer and dryer. Close to it all! Minutes away from N-Judah Muni, Irving & Noriega shops and restaurants, and is also just blocks to Golden Gate park! Check with city on ability to add a second floor.

Type: Single-Family Homes **Beds/Bath:** 2/1.5 **Parking:** 2 **Approx. Sq. Ft.:** 1581 (Per Tax

Records) **MLS:** 398934

★ **Open House** Sunday 7/22/12 - 2:00 am to 4:00 pm



Inner Sunset
\$765,000 - 414 Moraga St, San Francisco, CA 94122

Secluded, Quiet Inner Sunset Neighborhood. Great view. Trees, hills, the Bay, and GG Bridge. Close proximity to GG Park, UCSF, all the fine restaurants, playground and transportation. Large and very high ceiling basement with storage rooms. With some personal touch this can be the dream home. Huge expansion potential and development for spacious two units(preliminary plans available for viewing).

Type: Single-Family Homes **Beds/Bath:** 2/1.0 **Parking:** 0 **Approx. Sq. Ft.:** 1058 (Per Tax Records) **MLS:** 397469

★ **Open House** Saturday 7/21/12 - 2:00 to 4:00 pm; Sunday 7/22/12 - 2:00 to 4:30 pm



Outer Richmond
\$789,000 - 8125 Geary Blvd, San Francisco, CA 94121

Pride of Ownership. Immaculate beautiful oceanview home in outer Richmond. Total 4 bedrooms & 2.5 bathrooms. Newly interior painted. Bright, peaceful living environment. Main level has large living room with fireplace, kitchen, dining room with sliding door leading to large deck, 1/2 bathroom and family room. Newly refinished hardwood floor all around main level and upper level. Family room has a newly installed pergo wood floor. Upper

level has 3 good size bedrooms and 1 bathroom with jacuzzi. Ground level has 1 bedroom, 1 bathroom, 1 bonus room and laundry area. Legality of improvement on ground level is not warranted by sellers and agents. 2 compact cars parking garage.

Type: Single-Family Homes **Beds/Bath:** 4/2.5 **Parking:** 2 **Approx. Sq. Ft.:** 1544 (Per Tax Records) **MLS:** 397487

★ **Open House** Sunday 7/22/12 - 2:00 to 4:00 pm



Golden Gate Heights
\$875,000 - 53 Cragmont Ave, San Francisco, CA 94116

This detached home is located on a lovely block near Golden Gate Heights Park. Offering 3 bedrooms 1 bath on the main level and an entertainment room and bath or master suite down, this home offers much flexibility in usage of the space. A lovely peak-a-boo view of Twin Peaks and The Bay can be enjoyed from the living room. It has a wonderful remodeled kitchen with open space to the dining room. Close to UCSF, and midway between

West Portal and the Irving Street Corridors, its central location offers easy access to all parts of The City as well as freeways north and south.

Type: Single-Family Homes **Beds/Bath:** 3/2.0 **Parking:** 1 **Approx. Sq. Ft.:** 1869 (Per Tax Records) **MLS:** 398534

★ **Open House** Sunday 7/22/12 - 2:00 to 4:00 pm



Lake Street
\$949,900 - 1040 Lake, San Francisco, CA 94118

Reduced 50K and a \$10,000.000 bonus to the Buuyers!!!!Rarely available full floor flat in desirable North of Lake overlooking picturesque Mt. Lake Park! Boasting 1770 sq Ft, this light filled remodeled condo is what you have been waiting for. 2 large bedrooms plus an office + 2 full baths, fabulous updated eat in kitchen with stainless appliances, large living and dining rooms that open on to one another perfect for great entertaining and flow! There is an in unit laundry room, extra storage and 1 car

independent parking! This is the perfect private retreat

Type: Condominium **Beds/Bath:** 2/2.0 **Parking:** 1 **Approx. Sq. Ft.:** 1770 (Per Tax Records) **MLS:** 396528

★ **Open House** Sunday 7/22/12 - 2:00 to 4:00 pm



Lake Street
\$995,000 - 127 7th Ave #127, San Francisco, CA 94118

Large handsome two story Edwardian flat with master suite opening directly to large lovely yard. Terrific architecture, large rooms, bright, oak floors, ss kitchen appliances. Located on one of the best off Lake St blocks close to Mt Lake Park. Very special; perfect for families with children.

Type: Condominium **Beds/Bath:** 3/2.0 **Parking:** 1 **Approx. Sq. Ft.:** 1674 (Per Tax Records) **MLS:** 398518

★ Open House Sunday 7/22/12 - 2:00 to 4:00 pm



Inner Sunset
\$1,095,000 - 339 Lincoln Way, San Francisco, CA 94122

Welcome to this beautiful Inner Sunset Grand Edwardian featuring an inviting & spacious open floor plan. The formal living room readily adjoins the family & formal dining areas w/built-in cabinets, all open to the generous gourmet kitchen w/commercial gas range, built-in refrigerator & fun floor-to-ceiling chalk wall. EZ access from kitchen to generous deck awash in light. Powder room completes this level. Upstairs await 3 bedrooms & 2 baths,

including spacious master suite w/abundant light & closet space. The master bath is fully tiled bath w/double sink. The tandem 2-car garage has ample storage. Near GG Park, UCSF & steps to Irving St. restaurants & shopping. This property is a truly magnificent, must-see San Francisco home! Don't miss!

Type: Single-Family Homes **Beds/Bath:** 3/2.5 **Parking:** 2 **Approx. Sq. Ft.:** 0 (Not Available) **MLS:** 398948

Smack Dab in the Middle:
West Portal, Forest Knolls/Hills, Miraloma, Sunnyside

★ Open House Saturday 7/21/12 - 2:00 to 4:00 pm; Sunday 7/22/12 - 2:00 to 4:00 pm



Forest Knolls
\$489,000 - 178 Locksley Ave #3, San Francisco, CA 94122

178 Locksley offers an unparalleled modern living experience located on a quiet wooded cul-de-sac in Forest Knolls just steps from vibrant 9th & Irving shops, the N-Judah MUNI line, Golden Gate Park, and UCSF Medical Center. Beautifully remodeled units feature custom cabinetry, stainless steel appliances, Grohe fixtures, acacia hardwood flooring, and in-unit W/D hook-ups. Plus each unit has 1 car parking, storage, energy efficient

windows, hydronic radiant heat, and dedicated solar power. These large one bedroom homes boast green living with a contemporary flare. Don't miss out on this rare opportunity.

Type: Tenancy In Common **Beds/Bath:** 1/1.0 **Parking:** 1 **Approx. Sq. Ft.:** 0 (Not Available) **MLS:** 398965

★ Open House Sunday 7/22/12 - 2:00 to 4:00 pm



Sunnyside
\$685,000 - 458 Hearst Ave, San Francisco, CA 94112

First Time Ever On Market! Lovely semi-detached Sunnyside home with 3 bedrooms all on the same floor. Pride of ownership is evident in the details: mature colorful plantings to greet you, newly remodeled kitchen, w/ granite counters, hardwood cabinetry, s/s appliances, parking for 3 cars, bonus family rooms and bath down, and a large level yard. The home also features a formal tunnel entrance, a newly painted interior, hardwood floors

throughout the main floor, a light filled living room, with ornamental crown molding, and a wood burning fireplace. There is great natural light thanks in part to three skylights and a large picture window with views to the San Bruno Mountains. Yes, sometimes a home can have it all. This is that home

Type: Single-Family Homes **Beds/Bath:** 3/2.0 **Parking:** 2 **Approx. Sq. Ft.:** 1365 (Per Tax Records) **MLS:** 398689

★ Open House Sunday 7/22/12 - 2:00 to 4:00 pm



Forest Knolls
\$1,088,000 - 319 Christopher Dr, San Francisco, CA 94131

Panoramic view home in highly sought after Forest Knolls neighborhood. This beautiful fully detached home was newly renovated in November 2011 and is one of the rare homes in Forest Knolls with such views and not be built on stilts. Main level features 3bd/2ba with master suite all on one level, living room and dining room showcasing the gorgeous panoramic views of the hills and ocean, an open gourmet kitchen with stainless steel

appliances, and stained hardwood floors throughout. Lower level features 1bd/1ba, family room and den/office(all done with permits), 2-car side by side garage with storage space, and a separate private side entrance. Great central location in the city close to everything.

Type: Single-Family Homes **Beds/Bath:** 4/3.0 **Parking:** 2 **Approx. Sq. Ft.:** 2100 (Per Owner)
MLS: 398807

★ **Open House Sunday 7/22/12 - 2:00 to 4:00 pm**



West Portal
\$1,148,000 - 1484 Portola Dr, San Francisco, CA 94127

Traditional two story detached West Portal home has an old world feel and almost 3,000 sq ft of living area. Conveniently situated to West Portal Village shops, movie Theatre, library and MUNI downtown lines. Also close to Stern Grove, Stonestown Galleria, Trader Joes, West Portal Elementary, Lowell and SF State. Period details such as: hardwood floors, solid wood doors and trim, circular wrought iron staircase leads to the upper level.

Spacious living room with woodburning fireplace, banquet sized formal dining room with built-in hutch. Older but large gas kitchen with separate stairs leads to a nice rear garden. Bright breakfast room off kitchen. Four bedrooms, two bathrooms upper level. Western outlooks from the rear bedrooms. Huge garage with 2+ parking, expansion potential

Type: Single-Family Homes **Beds/Bath:** 4/2.0 **Parking:** 2 **Approx. Sq. Ft.:** 2868 (Per Tax Records) **MLS:** 398833

★ **Open House Sunday 7/22/12 - 2:00 to 4:00 pm**



Diamond Heights
\$1,295,000 - 82 Cameo Way, San Francisco, CA 94131

Rare and unique Eichler single family home features stunning views South towards Glen Canyon and the San Bruno mountains from its walls of glass! Main level offers a formal entry and a Great Room with a fireplace with stunning views South from its walls of glass, open beam ceilings, and a deck running almost the entire width of the home. Adjoining kitchen and family room also open to the view deck, with a powder room completing the main

living level. Lower level offers 3 generous bedrooms with access to view deck and walls of glass, including a master suite and a guest full bath, side by side laundry and access to a large storage room one level down. Also offers 2-car side by side garage parking with interior access to the home.

Type: Single-Family Homes **Beds/Bath:** 3/2.5 **Parking:** 2 **Approx. Sq. Ft.:** 2210 (Per Graphic Artist) **MLS:** 397518

★ **Open House Saturday 7/21/12 - 2:00 to 4:00 pm**



West Portal
\$1,590,000 - 184 Forest Side Ave, San Francisco, CA 94127

Stunning Edwardian home in San Francisco's desired West Portal neighborhood. Original wooden details throughout add elegance and charm. Main floor consists of a formal entry way, large living room with fireplace, library with built-in book shelves, guest bathroom, formal dining room, updated kitchen with high end appliances and built-in barbeque, and a light filled breakfast area. Interior access to the garage and an additional bath in the

basement can be found off the main floor library. Upper level consists of three bedrooms, two sun rooms, two full bath, and a grand master suite. Beautiful large back yard that has been professionally landscaped completes this home for your enjoyment.

Type: Single-Family Homes **Beds/Bath:** 3/3.5 **Parking:** 0 **Approx. Sq. Ft.:** 3110 (Per Tax Records) **MLS:** 398895

★ **Open House Sunday 7/22/12 - 1:30 to 4:30 pm**



Sherwood Forest
\$1,995,000 - 230 Casitas Ave, San Francisco, CA 94127

Built in 1952, this beautiful Sherwood Forest residence with spectacular views is available to own on a secluded street. This house has a large floor plan that includes five bedrooms, three full baths, two quarter baths, and a powder room, an updated eat-in kitchen, a large recreation room/den, a formal family room with a large wet bar and bench seating, and living room and dining room combination with beamed ceilings and chandeliers. Modern,

yet cozy; you know this house is special as soon as you walk inside. This home is set up for entertaining. There is two car garage parking. And room for expansion in the undeveloped basement. This home is completed by two sun-soaked back decks with views that make this the ideal home to relax i

Type: Single-Family Homes **Beds/Bath:** 5/4.3 **Parking:** 2 **Approx. Sq. Ft.:** 4769 (Per Graphic Artist) **MLS:** 397959

South of the City: San Carlos & San Mateo



\$299,950

MLS#: 81223884
 56 CORONADO AV
 San Carlos, CA 94070
 Residential Lots & Land

Interior: Unknown
Open: Sun 1:00 PM-4:00 PM



\$524,950

MLS#: 81227211
 3336 LA MESA DR #11
 San Carlos, CA 94070
 Townhouse/Condo (Comm Int Dev)
 Bed: 2 Bath: 2 Full
 Interior: 1040 Sq. Ft.
Open: Sun 1:30 PM-4:30 PM



\$569,500

MLS#: 81226518
 2995 MELENDY DR #3
 San Carlos, CA 94070
 Townhouse/Condo (Comm Int Dev)
 Bed: 3 Bath: 2 Full
 Interior: 1570 Sq. Ft.
Open: Sun 1:00 PM-4:00 PM



\$638,000

MLS#: 81227228
 7 CALYPSO LN
 San Carlos, CA 94070
 Townhouse/Condo (Comm Int Dev)
 Bed: 3 Bath: 2 Full, 1 Partial
 Interior: 1709 Sq. Ft.
Open: Sun 1:00 PM-4:00 PM



\$679,000

MLS#: 81221878
 1223 ALAMEDA
 San Carlos, CA 94070
 Single Family Residential
 Bed: 2 Bath: 1 Full
 Interior: 890 Sq. Ft.
Open: Sun 1:00 PM-4:00 PM



\$759,000

MLS#: 81226555
 2388 BRITTAN AV
 San Carlos, CA 94070
 Single Family Residential
 Bed: 3 Bath: 2 Full
 Interior: 1370 Sq. Ft.
Open: Sat 1:00 PM-4:00 PM
Sun 1:00 PM-4:00 PM





\$989,950
 MLS#: 81225135
 62 MADERA AV
 San Carlos, CA 94070
 Single Family Residential
 Bed: 4 Bath: 3 Full
 Interior: 2500 Sq. Ft.
Open: Sun 1:00 PM-4:00 PM



\$999,000
 MLS#: 81225471
 172 BAY VIEW DR
 San Carlos, CA 94070
 Single Family Residential
 Bed: 3 Bath: 2 Full
 Interior: 1620 Sq. Ft.
Open: Sun 1:30 PM-4:30 PM



\$1,125,000
 MLS#: 81227086
 444 HILLCREST RD
 San Carlos, CA 94070
 Single Family Residential
 Bed: 4 Bath: 3 Full,1 Partial
 Interior: 2890 Sq. Ft.
Open: Sat 1:00 PM-4:00 PM
Sun 1:00 PM-4:00 PM



\$1,299,000
 MLS#: 81225160
 1257 MAGNOLIA AV
 San Carlos, CA 94070
 Single Family Residential
 Bed: 4 Bath: 3 Full,1 Partial
 Interior: 3210 Sq. Ft.
Open: Sat 1:00 PM-4:00 PM
Sun 1:00 PM-4:00 PM



\$1,325,000
 MLS#: 81227097
 81 MADRONA ST
 San Carlos, CA 94070
 Single Family Residential
 Bed: 3 Bath: 2 Full,1 Partial
 Interior: 2400 Sq. Ft.
Open: Sat 1:00 PM-5:00 PM
Sun 1:00 PM-5:00 PM



\$1,698,000
 MLS#: 81223728
 159 MESA VERDE WY
 San Carlos, CA 94070
 Single Family Residential
 Bed: 6 Bath: 3 Full,1 Partial
 Interior: 3105 Sq. Ft.
Open: Sun 1:30 PM-4:00 PM



\$2,699,000
 MLS#: 81225414
 259 KINGS CT
 San Carlos, CA 94070
 Single Family Residential
 Bed: 5 Bath: 4 Full,1 Partial
 Interior: 5450 Sq. Ft.
Open: Sun 1:30 PM-4:30 PM



3952 DURAND DR
 San Mateo, CA
 94403
 Single Family
 Residential
 Bed: 3
 Bath: 1 Full,1 Partial
 Interior: 1120 Sq.
 Ft.
**Open: Sun 1:00
 PM-4:00 PM**





\$624,900

MLS#: 81223510
10 Crystal Springs RD #2213
San Mateo, CA 94402
Townhouse/Condo (Comm Int Dev)
Bed: 2 Bath: 2 Full
Interior: 1292 Sq. Ft.
Open: Sat 11:00 AM-5:00 PM
Sun 11:00 AM-5:00 PM



\$625,000

MLS#: 81226220
20 MADISON AV #211
San Mateo, CA 94402
Townhouse/Condo (Comm Int Dev)
Bed: 2 Bath: 2 Full
Interior: 1117 Sq. Ft.
Open: Sun 1:00 PM-4:00 PM



\$658,000

MLS#: 81219740
1204 S GRANT ST
San Mateo, CA 94402
Single Family Residential
Bed: 2 Bath: 1 Full
Interior: 1010 Sq. Ft.
Open: Sun 2:00 PM-4:00 PM



\$699,950

MLS#: 81224471
3968 PASADENA DR
San Mateo, CA 94403
Single Family Residential
Bed: 3 Bath: 2 Full
Interior: 1480 Sq. Ft.
Open: Sun 2:00 PM-4:30 PM



\$738,000

MLS#: 81145394
10 Crystal Springs Road #2311
San Mateo, CA 94402
Townhouse/Condo (Comm Int Dev)
Bed: 2 Bath: 2 Full
Interior: 1210 Sq. Ft.
Open: Sat 1:00 PM-4:00 PM
Sun 1:00 PM-4:00 PM



\$749,000

MLS#: 81226510
1016 BAYSWATER AV
San Mateo, CA 94401
Single Family Residential
Bed: 3 Bath: 1 Full, 1 Partial
Interior: 1700 Sq. Ft.
Open: Sat 12:00 PM-3:00 PM
Sun 12:00 PM-3:00 PM



\$749,000

MLS#: 81227289
153 N SAN MATEO DR #406
San Mateo, CA 94401
Townhouse/Condo (Comm Int Dev)
Bed: 3 Bath: 3 Full
Interior: 1666 Sq. Ft.
Open: Sun 1:30 PM-4:00 PM



\$810,000

MLS#: 81223510
10 CRYSTAL SPRINGS RD #1402
San Mateo, CA 94402
Townhouse/Condo (Comm Int Dev)
Bed: 2 Bath: 2 Full
Interior: 1377 Sq. Ft.
Open: Sat 1:00 PM-4:00 PM
Sun 1:00 PM-4:00 PM





\$838,000

MLS#: 81224399
3536 BROADVIEW CT
San Mateo, CA 94403
Single Family Residential
Bed: 3 Bath: 2 Full,1 Partial
Interior: 1780 Sq. Ft.
Open: Sat 1:30 PM-4:00 PM
Sun 1:30 PM-4:00 PM



\$849,000

MLS#: 81226509
452 FATHOM DR
San Mateo, CA 94404
Single Family Residential
Bed: 4 Bath: 3 Full
Interior: 2250 Sq. Ft.
Open: Sat 1:00 PM-4:00 PM
Sun 1:00 PM-4:00 PM



\$849,000

MLS#: 81226484
212 EATON RD #14
San Mateo, CA 94402
Townhouse/Condo (Comm Int Dev)
Bed: 2 Bath: 1 Full,1 Partial
Interior: 1310 Sq. Ft.
Open: Sun 1:30 PM-4:00 PM



\$895,000

MLS#: 81226132
10 CRYSTAL SPRINGS RD #1301
San Mateo, CA 94402
Townhouse/Condo (Comm Int Dev)
Bed: 2 Bath: 2 Full,1 Partial
Interior: 1566 Sq. Ft.
Open: Sat 1:00 PM-4:00 PM
Sun 1:00 PM-4:00 PM



\$899,000

MLS#: 81222610
219 STATE ST
San Mateo, CA 94401
Single Family Residential
Bed: 5 Bath: 3 Full
Interior: 2885 Sq. Ft.
Open: Sun 2:00 PM-4:00 PM



\$925,000

MLS#: 81227197
324 31ST AV
San Mateo, CA 94403
Single Family Residential
Bed: 4 Bath: 2 Full,1 Partial
Interior: 1960 Sq. Ft.
Open: Sun 2:00 PM-4:00 PM



\$979,000

MLS#: 81225126
533 AVILA RD
San Mateo, CA 94402
Single Family Residential
Bed: 2 Bath: 1 Full,1 Partial
Interior: 1330 Sq. Ft.
Open: Sun 1:00 PM-4:00 PM



\$999,000

MLS#: 81225692
1715 YORKTOWN RD
San Mateo, CA 94402
Single Family Residential
Bed: 3 Bath: 2 Full,1 Partial
Interior: 1670 Sq. Ft.
Open: Sun 12:00 PM-2:00 PM





\$999,000

MLS#: 81226119
339 ELM ST
San Mateo, CA 94401
Single Family Residential
Bed: 4 Bath: 2 Full
Interior: 2130 Sq. Ft.



Open: Sun 1:00 PM-4:00 PM



\$1,029,000

MLS#: 81219720
426 HEATHER LN
San Mateo, CA 94403
Single Family Residential
Bed: 3 Bath: 2 Full
Interior: 1580 Sq. Ft.



Open: Sun 2:00 PM-4:00 PM



\$1,198,000

MLS#: 81219742
554 MAPLE ST
San Mateo, CA 94402
Single Family Residential
Bed: 3 Bath: 2 Full, 1 Partial
Interior: 1970 Sq. Ft.



**Open: Sat 1:30 PM-4:30 PM
Sun 1:30 PM-4:30 PM**



\$1,198,000

MLS#: 81225349
527 MAPLE ST
San Mateo, CA 94402
Single Family Residential
Bed: 3 Bath: 2 Full, 1 Partial
Interior: 1840 Sq. Ft.



Open: Sun 2:00 PM-4:00 PM



\$1,198,888

MLS#: 81227221
3737 SKY CT
San Mateo, CA 94403
Single Family Residential
Bed: 4 Bath: 3 Full
Interior: 2270 Sq. Ft.



Open: Sun 1:00 PM-4:00 PM



\$1,199,000

MLS#: 81226989
3120 VERDUN AV
San Mateo, CA 94403
Single Family Residential
Bed: 4 Bath: 2 Full
Interior: 1870 Sq. Ft.



**Open: Sat 1:30 PM-4:00 PM
Sun 1:30 PM-4:00 PM**



\$1,245,000

MLS#: 81218853
838 OVERLOOK CT
San Mateo, CA 94403
Single Family Residential
Bed: 4 Bath: 2 Full, 1 Partial
Interior: 2270 Sq. Ft.



Open: Sun 2:00 PM-4:00 PM



\$1,255,000

MLS#: 81216877
228 CASTILIAN WY
San Mateo, CA 94402
Single Family Residential
Bed: 3 Bath: 1 Full, 1 Partial
Interior: 1930 Sq. Ft.



**Open: Sat 12:00 PM-4:00 PM
Sun 12:00 PM-4:00 PM**



\$1,298,800

MLS#: 81227298
501 ARAGON BL
San Mateo, CA 94402
Single Family Residential
Bed: 3 Bath: 2 Full, 1 Partial
Interior: 1930 Sq. Ft.
Open: Sat 1:00 PM-4:00 PM
Sun 1:00 PM-4:00 PM



\$1,299,000

MLS#: 81226033
308 42ND AV
San Mateo, CA 94403
Single Family Residential
Bed: 2 Bath: 2 Full, 1 Partial
Interior: 2420 Sq. Ft.
Open: Sun 1:30 PM-4:30 PM



\$1,325,000

MLS#: 81222524
1301 ASHWOOD CT
San Mateo, CA 94402
Single Family Residential
Bed: 3 Bath: 2 Full, 1 Partial
Interior: 2450 Sq. Ft.
Open: Sun 1:30 PM-4:00 PM



\$1,399,000

MLS#: 81221252
625 VIRGINIA AV
San Mateo, CA 94402
Single Family Residential
Bed: 3 Bath: 3 Full
Interior: 2371 Sq. Ft.
Open: Sun 1:30 PM-4:30 PM



\$1,399,000

MLS#: 81226506
24 RIDGECREST TE
San Mateo, CA 94402
Single Family Residential
Bed: 4 Bath: 3 Full
Interior: 2791 Sq. Ft.
Open: Sun 1:30 PM-4:30 PM



\$1,550,000

MLS#: 81215720
120 GRAMERCY DR
San Mateo, CA 94402
Single Family Residential
Bed: 4 Bath: 4 Full
Interior: 2850 Sq. Ft.
Open: Sun 2:00 PM-4:00 PM



\$1,595,000

MLS#: 81145118
37 E SANTA INEZ AV
San Mateo, CA 94401
Single Family Residential
Bed: 4 Bath: 4 Full, 1 Partial
Interior: 3611 Sq. Ft.
Open: Sun 1:00 PM-4:00 PM



\$1,599,000

MLS#: 81225206
39 EL CERRITO AV
San Mateo, CA 94402
Single Family Residential
Bed: 3 Bath: 2 Full, 1 Partial
Interior: 2555 Sq. Ft.
Open: Sun 2:00 PM-4:00 PM



\$1,788,000

MLS#: 81222268
40 W 3RD AV #404
San Mateo, CA 94402
Townhouse/Condo (Comm Int Dev)
Bed: 3 Bath: 2 Full, 1 Partial
Interior: 2800 Sq. Ft.



Open: Sun 2:00 PM-4:00 PM



\$1,925,000

MLS#: 81227272
540 PARROTT DR
San Mateo, CA 94402
Single Family Residential
Bed: 4 Bath: 3 Full
Interior: 3240 Sq. Ft.
Open: Sun 2:00 PM-4:00 PM

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Kevin K. Ho, Esq.
REALTOR,[®] BROKER ASSOCIATE
& ATTORNEY

Lic. #01875957



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