"Kevin K. Ho" <kho@vanguardsf.com> 𝔗 To: "Kevin K. Ho" <kho@vanguardsf.com> Kevin's Open House Picks - Sat & Sun Sep 9 - 8 2012 Ed, So Many New Listings! September 8, 2012 1:29 PM



12 Attachments, 1.1 MB

VANGUARD INSIDER

PROPERTIES SERVICES AGENTS KNOWLEDGEABOUT

Kevin's Open House Picks of the Week & News September's Inventory Surge... Here Finally?

Citywide Numbers are still going up.

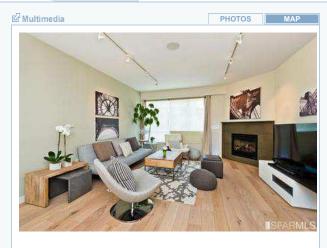


Where I Will Be on Sunday:

788 Minna St #201, San Francisco, CA 94103

★ Open House Sunday 9/9/12 - 2:00 to 4:00 pm; Thursday 9/13/12 - 5:45 to 6:45 pm; Sunday 9/16/12 - 2:00 to 4:00 pm

SUMMARY ADDITIONAL DETAIL



1 of 12 Photos | View Slide Show

«Previous | Next»

It's Here: SF's Summer Surge

As we begin our Native and Indigenous Peoples' Summer - the best time of year in SF - the long-awaited surge of listings is finally here! There were 150+ new listings that popped onto the MLS on Friday. Just look at how much bigger this email is! The busy time for the city starts, well.... now!

To left you can see what is noteworthy (in my opinion in SF) and below here you can see listings I have on and off the MLS. Be sure to take a look at the **Fixers of the Week** and selected **Listings OUTSIDE** of the City also included in this email that appeared in our MLS.

KEVIN'S EXCLUSIVE LISTINGS:

★ ★ OPEN HOUSE, SUN., SEPT 9, 2012 2:00 p.m. - 4:00 p.m. OFFER DUE DATE 9/17/12

788 Minna St., No. 201, \$549,000

Nearly New 1 Bed/ 1 Bath, Parking, Tech-hub Home Listed by Kevin K. Ho, Esq.



This is the 'it' home for techies, urbanites, professionals or investors. Unit 201 is the 1st resale at 788 Minna, the 2011-built designer building steps away from #twitter hq, future Dolby hq, & all the SoMa & NoMa tech companies (e.g., Zynga, Yelp). 788 is apart of the mid-Market area revival w/new CityPlace/Market Place development, new A.C.T space among more.

No. 201 is an end unit, Quiet and bright home w/living and tech amenities: built-in ceiling spkrs, Cat-5 wiring, modern 3-prong electrical outlets; broad-plank hdwood floors, fireplace, SOZO kitchen, stainless appliances. 201 = chic, quiet and quality. Owner has kept home immaculate, added hi-end washer/gas dryer, secured best parking space in the building, curtains/blinds.



List Price: \$549,000 Year Built: 2011 Neighborhood: South of Market Property Type: Condominium Status: Active Parking: 1 Approx. Square Feet: 715 (Per Owner) Parking Type: Bedrooms: 1 HOA: Yes		
Status: Active Parking: 1 Approx. Square Feet: 715 (Per Owner) Parking Type: Bedrooms: 1 Parking Leased?: No	List Price: \$549,000	Year Built: 2011
Approx. Square Feet: 715 (Per Owner) Parking Type: Parking Leased?: No HOA: Yes	Neighborhood: South of Market	Property Type: Condominium
Owner) Parking Leased?: No Bedrooms: 1 HOA: Yes	Status: Active	Parking: 1
Parking Leased?: No Bedrooms: 1 HOA: Yes		Parking Type:
Bedrooms: 1 HOA: Yes		Parking Leased?: No
	Bedrooms: 1	
	Bathrooms: 1	HOA Dues: \$405.00

Cross Street: 9th Street

Directions to Property: Minna is a one-way side narrow street emptying on to 9th Street; enter on 8th Street.

The 'it' home for techies, urbanites, professionals or investors. Unit 201 is the 1st resale at 788 Minna, the 2011-built designer building steps away from #twitter hq, future Dolby hq, & all the SoMa & NoMa tech companies (e.g., Zynga, Square). No. 201 is an end unit, quiet, bright, w/living and tech amenities: built-in ceiling spkrs, Cat-5 wiring, modern electrical; broadplank hdwood floors, gas fireplace, SOZO kitchen, stainless appliances. Owner has kept home immaculate, added hi-end washer/gas dryer, best parking space in the building, curtains/blinds. Wlkscore = 97. Near mid-Market area revival. Still has the new home smell!

Walk Score: 97

What's this?

Listing Agent: Kevin Ho 415-297-7462, Vanguard Properties

Picks of the Week:

🛨 Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Noe Valley \$1,250,000 - 1828 Castro St, San Francisco, CA 94131

A small garden and vintage iron fence greet you in front of this classic 2BR/2BA 1921 Craftsman on a secluded block in the heart of Noe Valley. On the main level are a softwood entry, a large living room with WB fireplace and built-ins, and a formal dining room with adjacent deck. The updated kitchen features granite, SS appliances, & herb deck. A remodeled marble/tile BA is just off the kitchen. Upstairs are two freshly carpeted bedrooms, a full second bath, and a

built-in linen area. The large light-filled front BR enjoys views of downtown. A third deck is off the rear BR. Behind the home is a charming 2-room Walden-like cottage with plumbing and electricity. Parking for multiple cars. Easy access to transit (e.g., 'Google Bus,' 101/280).

Type: Single-Family Homes Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 1170 (Per Tax Records) MLS: 400631

Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



\$1,495,000 - 1755 Alabama St, San

Walkscore = 97.

For more, see to the left, here or www.788minnastreet.com

★ ★ FOR SALE: Commercial building at 1118 Howard St., \$3.5 million

Nearly Renovated 10,000 sq ft (approx) 3-level warehouse/office/retail space at 7th Street Co-Listed by Kevin K. Ho, Esq.



List with fellow agent John Stevenson, 1118 is a three-story, 10,000 square-foot building with great upgrades, modernized electrical service with garage, freight elevator, seismic work and a fabulous top floor brightly lit loft with timber and glass with a tech startup about to start a 3-year lease for the top floor later this year. 1118 is located in hot, hot SoMa area below 9th Street but also feels the push of the Mid-Market resurgence. Asking price: \$3.5M.

🖈 🖈 ADVANCE FOR SALE: Pink is the New

Victorian at 473 Duboce Ave., \$1.3 million

Duboce Triangle 1887 Single Family Home with Income Unit, Yard, Vaulted Ceilings, details and garage parking Listed by Kevin K. Ho, Esq.

My pre-MLS listing for the pink Victorian shotgun home 473 Duboce Avenue near Duboce Park and Church Street is getting ready for its MLS debut in a few weeks. It'll be fabulous!

★ ★ <u>ADVANCE FOR SALE: Sunny Dolores Condo</u> on the 400 block of Dolores, \$1.098 million





Francisco, CA 94110

Stunning, modern and sexy, 1755 Alabama features amazing space for entertaining and urban living in a wonderful location on Bernal's North slope! Main level Great room boasts open floor plan and chef's kitchen w/custom cabinets & integrated Miele appliances. Lovely landscaped garden is perfect for a bbq or relaxed al fresco dining. Main level guest room or home office and full bath. Modern and dramatic stairs to Penthouse master suite

w/stunning downtown views, a lux master bathroom w/Carrera marble finishes, and outdoor view terraces. Lower level bedroom with full bath & walk-out zen patio, laundry. 2-car garage w/ inter access. Exc loc on Bernal's North Slope steps frm Precita Pk and Cafe, min from hip Mission, Cortland Ave & freeways

Type: Single-Family Homes Beds/Bath: 3/3.0 Parking: 2 Approx. Sq. Ft.: 0 (Not Available) MLS: 400661

★ Open House Saturday 9/8/12 - 1:00 to 4:00 pm; Sunday 9/9/12 - 1:00 to 4:00 pm



Bernal Heights \$1,495,000 - 83 Banks St, San Francisco, CA 94110

Stunning new designer Bernal Hts vw home on cul-de-sac adjac to Bernal Park.Gorgeous modern

facade.Contemporary spacious 3BR,2.5+BA home w/fam & media rms.High ceilings,exc detail,hardwood flrs,custom doors,radiant heat.Main level LR adjac to fantastic great rm family room area with a fireplace and dining area opening to wonderful deck.Custom chef's kitcn,Caesarstone counters,breakfast bar,stainless

appliances, Thermador range, Viking refrig. Powder rm main level. Stunning upper IvI master suite with deck,walk-in closet, lux bath.2 other BRs+sensational Caesarstone/glass tile 2nd BA on this IvI.Lower IvI media/fam rm opens to wonderfully pvt landscaped rear patio, garden.Huge 2 car garage.Exc loc conv to Cortland restaurants/cafes,MUNI,freeways

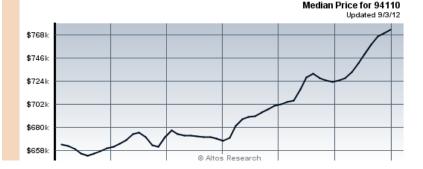
Type: Single-Family Homes Beds/Bath: 3/3.0 Parking: 2 Approx. Sq. Ft.: 2083 (Per Architect) MLS: 400504

OTHER NOTABLE OPENS

(grouped geographically mostly, then by price)

\star In the Sunny Middle:

Castro, Noe Valley, Inner Mission, Bernal Heights, NoPa, Alamo Square, Cole Valley, Anza Vista, USF, Twin Peaks, Buena Vista, Haight, Duboce, Mission Dolores





Mission Dolores Condominium with 2 bedrooms, + den, contemporary oasis inside an Edwardian 3-unit building with garden, side-street covered garage parking, steps from Dolores Park across Mission Dolores Listed by Kevin K. Ho, Esq. - PRIVATE APPOINTMENT ONLY

I am pleased to present a hidden and elegant architecturally remodeled space behind an Edwardian facade with original gingerbread molding that is exclusively available *pre-MLS*.

The 1st floor condo was redesigned and updated for a contemporary living style with just the right amount of 1907 craftsmanship retained. There is turn of the century charm in the refurbished home with built-in dining room cabinetry, detail wood moldings, wainscoting and beautiful oak inlaid flooring. Recent kitchen and bath remodels include custom cherry wood cabinets, limestone counters, stainless appliances, European faucet fixtures, glass tiles, and flamed granite floors. Creative and custom lighting fixtures accent hallway cable sliding doors, built-in shelving a curved-bay windowed sitting room. There are 2 or 3 bedrooms (i.e, a side office or third bedroom) and 1.75 bathrooms.

Home also has an in-unit laundry room with convenient built-in storage shelves and cabinets. Heavyd-duty secure Marvin sliding doors lead directly to a shared yard with lemon tree and back entrance to a sturdy detached garage with side by side deeded parking space and storage cabinet. Easy in and out parking entrance from cul-de-sac side street means no noisy garage door under the home! Seller is considering corporate rental so this is an extremely limited window of opportunity.

To put some perspective: 545 Dolores, a condo up the block with no yard space and less convenient parking directly off of Dolores, was listed at \$1.1 million and went into contract for nearly \$1.2 million last week! CALL FOR AN APPOINTMENT NOW!

Advances and Exclusives

Here are the opportunities coming from my colleagues at Vanguard and elsewhere. Let me know if you're interested in previewing any one of them.

- 470, Collingwood at 22nd, condo, \$1.495M, 3 Bd/2Ba, 3 pkg Penthouse with 360 views and elevator access, approx. 2000 sq ft.
- 3099 22nd St at S. Van Ness, newer renovation (2yrs), condos, \$900k approx, 3 Bd/ 2 Ba + pkg + outdoor space
- Errata

Thank you for those of you who voted in SF Curbed 2012 Hottie Realtor Contest. I made it to the final and am **Runner-Up** for 2012.

Kevin K. Ho, Esq.

Your Trusted, Tech Savvy, Real Estate Broker Agent, Attorney & Mediator

DUBOCE/CASTRO/EUREKA/HAYES VALLEY

1/1/12

3/1/12

╈ Open House Sunday 9/9/12 - 2:00 to 4:00 pm

11/1/11



Eureka Valley/Dolore \$675,000 - 129 Collingwood St, San Francisco, CA 94114

5/1/12

7/1/12

9/1/12

Wonderful Edwardian detailed condo with high ceilings, bay windows and a great floor plan with 2 bedrooms and 1 bathroom. This lovely condo with crown molding, hardwood floors, has a recent remodeled kitchen that looks out onto a spacious, lush garden with tons of room for entertaining. Need a bit more room... This unit also comes with a deeded room downstairs great for storage or a possible den!

Walking distance to everything!! Walk score 98!! Close to shops, restaurants, coffee shops, transportation, Dolores Park and much more!!

Type: Condominium Beds/Bath: 2/1.0 Parking: 0 Approx. Sq. Ft.: 892 (Per Tax Records) MLS: 399690

╈ Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Inner Mission \$679,000 - 88 Hoff St #201, San Francisco, CA 94110

Dramatic corner top floor loft w/18ft ceilings & floor to ceiling windows, Skylights throughout, Bright & Spacious, Main level has open kitchen w/ss appliances & concrete counters. Lrg Open living/dining area. Flexible floorplan. Gas fireplace & custom maple bookshelves, 1/2 bath, Indry, office nook. Upper level has bedroom w/east views, full bath & 2 full closets. Maple floors. Hi-end wool carpeting, xtra storage, 2car S/S garage pkg & big storage unit. Close to BART, corporate shuttles, Valencia Corridor. 98 Walk Score!

Type: Loft Condominium Beds/Bath: 1/1.5 Parking: 2 Approx. Sq. Ft.: 933 (Per Tax Records) MLS: 400591

Open House Saturday 9/8/12 - 1:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



Hayes Valley \$699,000 - 910 Page St, San Francisco, CA 94117

Top floor Victorian condo located in the heart of some of San Francisco's best neighborhoods. Close to Divisadero, from here you can walk to countless parks, restaurants, bars, cafes and conveniences like Nopalito, Falletti Foods, the new Bi-Rite Market. Duboce Park and Alamo Square. Gloriously high ceilings, original moldings and fixtures, a clawfoot bathtub and marble counter tops- the Victorian

aficionado will love this home! An updated kitchen gets fantastic light as a series of windows look out over trees planted in the large landscaped garden below. Easy access to both public and private transportation as well as the city's bike routes. Deeded attic storage space, side by side parking. Come visit!

Type: Condominium Beds/Bath: 2/1.0 Parking: 1 Approx. Sq. Ft.: 0 (Not Available) MLS: 399815

★ Open House Sunday 9/9/12 - 2:00 to 4:00 pm

Kevin Ho's Selected SF RSS Feeds

District 5 Diary

Bernalwood

Dogpatch Howler

Eater SF FOREST KNOLLS

Haighteration

Hayeswire

Mission Loc@l

Noe Valley SF

Richmond District Blog of San Francisco (richmondsfblog.com)

Rincon Hill

- SF Appeal: News
- SocketSite™
- Streetsblog San Francisco
- Uppercasing

Valleywag: Top

FIXERS OF THE WEEK

╈ Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Bernal Heights \$499,000 - 9 Powhattan Ave, San Francisco, CA 94110

High on the Hill - Bernal Hill, you will find this one of a kind & rarely available view cottage with fantastic outlooks & great light. Perched high in a secluded & private setting, on a quiet street, yet just steps to the heart of

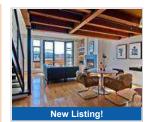
Bernal Village, & all that makes this neighborhood so great! Cute beyond belief, this 1 bedroom house has tremendous views over Bernal to the Southern Hills, a large & protected deck, & an expansive yard



415.875.7408

kho@vanguardsf.com

lic. # dre 01875957 | sbn 233408



Inner Mission \$699,000 - 2501 Harrison St #16, San Francisco, CA 94110

Unique Top Floor, 1BR + Den Loft with private use view patio off the Living room. Den works great as an office, media room or guest room with adjacent 1/2 Bath perfect for guests. Upstairs bedroom includes generous closet space and high end remodeled bathroom. Bright and sunny living room with massive skylight and gas fireplace. Gas Kitchen features granite counter tops, stainless steel appliances. W/D hookups in unit, polished concrete and hardwood

floors, timber and beam elements. Common pano-view roof deck and lower level patio with BBQ. Convenient Inner Mission location close to BART, shops, restaurants, cafes, 280/101. Deeded parking + storage.

Type: Loft Condominium Beds/Bath: 1/1.5 Parking: 1 Approx. Sq. Ft.: 0 (Not Available) MLS: 400667



Inner Mission \$795,000 - 1337 Natoma St #3, San Francisco, CA 94103

A gorgeous Gem behind a simple facade! This home is beautiful, spacious & light-filled. Contemporary penthouse view condo located on a tree-lined street in The Mission. Perfect! Close to the vibrant Valencia restaurant&shopping scene. Two level. 2 bd. 2.5 ba condo includes a bonus room at the top of the stairs perfect for family or office. Hdwd flrs & high ceilings on main floor create a great flow of living space from the welcoming foyer & LR through to DR & gourmet

kitchen. Fab space for daily life & entertaining friends & family. Upstrs opens to exclusive view deck featuring the downtown skyline & also has access to a panoramic 360 VU shared roof deck 1 car pkg & in-unit laundry. Easy access BART, MUNI, Shuttles, HWY 101/280. Perfect!

Type: Condominium Beds/Bath: 2/2.5 Parking: 1 Approx. Sq. Ft.: 1353 (Per Tax Records) MLS: 400510

╈ Open House Sunday 9/9/12 - 1:00 to 4:00 pm



Mission Dolores \$799,000 - 732 Guerrero St, San Francisco, CA 94110

The unit was recently completely updated with permits: kitchen remodeled with new tile, marble countertops, stainless steel appliances, new cabinets, marble floors, new lights and fixtures. Bathroom was updated with new tile, fixtures, vanities and lights. Hardwood floors were refinished. Laundry facilities are in the unit. This home is in a great location near transit, shopping, restaurants, and just a short walk to Dolores Park with easy access to transit and freeways. Google, Genentech and Facebook bus stops are nearby. WalkScore = 92, Walker's

Paradise! TransitScore = 95, Rider's Paradise! Fractional financing is available.

Type: Tenancy In Common Beds/Bath: 2/1.0 Parking: 1 Approx. Sq. Ft.: 0 (Not Available) MLS: 400506

★ Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Noe Valley \$799,000 - 3617 22nd St, San Francisco, CA 94114

This top floor condominium has been completely renovated and offers smart contemporary finishes and light-filled rooms with pleasant outlooks. The comfortable floor plan features a generous living room, a sun-drenched office with City Scape and Bay views, and a stylish kitchen w/honed black granite counters, stainless steel appliances and spacious dining area. There are two generous bedrooms and two full baths including the master bedroom suite. The bathrooms are

finished with Carrera marble, white subway tile and deep soaking subs. In addition, this home offers in-unit laundry, a large deeded attic with drop-down ladder, and newer systems thru-out. This property is perfectly located in the desirable Mission Dolores / Noe Valley Corridor!

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 0 (Not Available) MLS: 40060

with gardens featuring native grasses, trees & shrubs. The yard backs up to the very top of Bernal Hill itself, so you can exit your back gate to walk the dog around the Hill! A quite exceptional opportunity to enjoy the indoor/outdoor environment so sought after in sunny Bernal Heights. Prime -just off Cortland!

Type: Single-Family Homes Beds/Bath: 1/1.0 Parking: 0 Approx. Sq. Ft.: 0 (Not Available) MLS: 400666

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Golden Gate Heights \$699,000 - 345 Rivera St, San Francisco, CA 94116

Golden Gate Heights view home, ready for your TLC! Detached, barrel-front, Marina-style home offers 2 Bedrooms plus sunroom (w/closet)on the main floor. The large living room features a high coved ceiling. The formal dining room has a vintage built-in buffet

w/glass doors. There are dramatic ocean views from many rms including the kitchen & breakfast rm. Two bedrooms, sunroom w/closet and full bath complete this level. The lower level offers a full bath + unwarranted rooms, one-car garage and abundant storage. Located on a cul-de-sac next to Hawk Hill, open space preserve.

Type: Single-Family Homes Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 1665 (Per Tax Records) MLS: 400562

Agent: Diane Onken 415-710-9606, Zephyr Real Estate

🚖 Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Noe Vallev \$899,000 - 457 Valley St, San Francisco, CA 94131

Tons of Noe Valley Potential. 2 bedrooms, 1 bathroom, living room, kitchen, attic, deck. Downstairs unwarranted 2 bedroom apartment with deck. Basement storage.

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

Approx. Sq. Ft.: 966 (Per Tax Records) MLS: 400567

Kevin's Picks for OUTSIDE THE CITY

╈ Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



Oakland \$419,000 - 330 13th Street #101, Oakland, CA 94612

Need a loft? This home has it all! Modern, upgraded and sunlight. Needing more? BART, Lake Merritt and location! Modern upgrades with historical exterior details from the 1920s. These

homes are amazing. Only 2 lofts remain! Homes are already upgraded with Bosch appliances, huge marble bathrooms, soaring ceilings, hardwood floors and storage. Cooking? Each home comes with a gourmet kitchen complete with granite counter tops. In unit washer/dryer and massive storage areas complete these homes. Mere blocks to BART, Lake Merritt, Uptown, Downtown, Chinatown, and Old Oakland. Plan to stay awhile!

Type: Loft Condominium Beds/Bath: 1/1.5 Parking: 1 Approx. Sq. Ft.: 0 (Not Available) MLS: 39980

Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday

Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 1:00 to 4:00 pm



Noe Valley \$829,000 - 3555 23rd St, San Francisco, CA 94110

Stunning Noe Valley Edwardian condo near hot Valencia Corridor nightlife! Renovated flat combines period details w/modern amenities. Expansive livingrm w/frplc, boxbeamed ceiling, & in-laid hardwd flrs, chef's kitchen w/granite counters and stainless stl appliances, eating alcove, two roomy bedrms w/ample closets, a rmdld bth, Indry, Ig deed deck & landscaped flat yrd. Ground level has 2-legal rms (being used as 3rd bdrm) & bth, 1pkg sxs &

strge. Steps to Bart, NV & Mission cafes, shops & trans.

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 0 (Not Available) MLS: 400483

Open House Sunday 9/9/12 - 1:00 to 4:00 pm



Eureka Valley/Dolore \$849,000 - 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.: 1469 (Per Appraiser) MLS: 400659

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Hayes Valley \$895,000 - 783 Page St, San Francisco, CA 94117

Remodeled and spacious, top-floor, 2-bedroom, 1 bathroom condominium home! This Duboce Park flat features period details, formal entry, living and dining rooms, eat-in kitchen with new stainless-steel appliances, and tons of light from multiple skylights. The spacious floor-plan plan is perfect for entertaining with private rear deck overlooking the sunny shared garden. One car parking is included. Excellent location in the Lower Haight is just steps to Duboce Park,

Church & Market shopping, major MUNI lines, Haight Street neighborhood restaurants and cafes, and easy access to area freeways.

Type: Condominium Beds/Bath: 2/1.0 Parking: 1 Approx. Sq. Ft.: 0 (Not Available) MLS: 400683

Open House Saturday 9/8/12 - 1:00 to 3:00 pm; Sunday 9/9/12 - 1:00 pm to 5:00 pm

Inner Mission

9/9/12 - 2:00 to 4:00 pm

Oakland \$425,000 - 330 13th Street #503, Oakland, CA 94612

3 lofts remain! 85% sold! Beautiful Art Deco. Modern interiors with all the amenities. Fantastic corner unit with views, natural light from skylights and storage! Golden Bridge Lofts is a mix of 20

live/work loft-style homes and 1 commercial space. Each home has 1 or 1+ bedrooms. High ceilings, huge windows, stunning finishes and amazing city views.

Type: Loft Condominium Beds/Bath: 1/1.5 Parking: 1 Approx. Sq. Ft.: 0 (Not Available) MLS: 398351

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



San Mateo \$620,000 - 392 N El Camino Real #3, San Mateo, CA 94401

Beautiful and rare 3bed & 2.5bath, 2 story townhouse located minutes from Burlingame and SM downtown. Formal entry, large kitchen w/ hardwood floor, fireplace in living room, double

pane windows, private area upstairs including Master suite with walk-in closet, updated light fixtures, recessed lighting, 2 car garage and large patio for outdoor enjoyment.

 Type: Condominium
 Beds/Bath: 3/2.5
 Parking: 2
 Approx. Sq.

 Ft.: 1327 (Per Owner)
 MLS: 400035
 MLS: 400035<

╈ Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Oakland \$795,000 - 1615 Broadway #10, Oakland, CA 94612

Astute buyer seeks amazing urban and unique home? You've found it! Gothic revival high-rise building that bridges both urban living and the energetic Oakland's Uptown District. Extraordinary residences occupy full floors.

Need privacy? Renovated elevators operate by floor specific access codes. More privacy? Individual lobbies for every home directly from the elevator. Views, finishes, spectacular framing, classic architecture and modern amenities. 1/2 block from BART. Secure parking. Blocks to Fox Theater, Paramount, Old Oakland and Jack London. These exclusive homes are a true fit for the most discerning home buyer. Showing Sunday 2 to 4pm or by appointment.

 Type:
 Condominium
 Beds/Bath: 3/2.0
 Parking: 1
 Approx. Sq.

 Ft.:
 0 (Not Available)
 MLS: 400559
 MLS: 4



\$899,000 - 2857 22nd St, San Francisco, CA 94110

Sophisticated Top Floor 2 Bed 2 Bath new CONDO; master suite, huge private stone tiled walk-out deck with gas and water hook-ups, gourmet kitchen with wine cooler, Bertazzoni gas range, breakfast bar. Whirlpool washer & dryer in unit, forced air central heat, fire place, super sunny, skylights throughout, brand new high-end wall to wall solid oak floors, formal dinning room, one car garage parking with interior access. All new mechanical, electrical and plumbing

systems, designer lighting and fixtures. Building has; new roof, siding and paint. Hwy 101 3 mins. Walk to Flour and Water, Atlas Cafe, Central Kitchen, Local's Corner, Salumeria, Dynamo Donuts and Coffee...Run to this open house! This is the one you've been waiting for. Hurry!

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 1465 (Condo Map) MLS: 400528

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



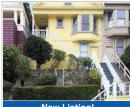
Noe Valley

\$899,000 - 27 Day, San Francisco, CA 94110 1880s Stick Victorian roof with original faade and interior period detailing. Spacious floor plan (1362 sq ft) with 2 bdrms PLUS additional family room that could function as 3rd bdrm, office or playroom. 10' ceilings (except family room), hardwood floors, zero-clearance wood burning fireplace with marble tile. Renovated eat-in kitchen features white cabinetry, black counters, white and black appliances. Renovated windowed bath features a Victorian clawfoot tub, updated fixtures. Interior access to basement with laundry

area, abundant storage, 2 car tandem pkg (+ dvwy pkg for small car). Low-maintenance yard ideal as a protected play area for children and pets. Near Day St Park; Church St and New Mission restaurants & shops! 92 Walk Score!

Type: Single-Family Homes Beds/Bath: 2/1.0 Parking: 2 Approx. Sq. Ft.: 1362 (Per Tax Records) MLS: 400571

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



New Listing!

400392

Noe Valley \$949,000 - 4147 26th St, San Francisco, CA 94131

Adorable Victorian with Fabulous Downtown Views. Big Lot (over 2800 sqft per tax records). Wonderful Location near shops/cafes on 24th. Lovely traditional details- high ceilingspocket doors etc. Beautiful wood floors, newly painted interior. Needs work. PERFECT for Developers (RH2 LOT) or Fixer buyers. First Showing SUNDAY OPEN 9/7 2-4.

Type: Single-Family HomesBeds/Bath: 1/1.0Parking:0Approx. Sq. Ft.: 1755 (Per Graphic Artist)MLS:

Open House Saturday 9/8/12 - 2:00 pm to 5:00 pm; Sunday 9/9/12 - 2:00 pm to 5:00 pm



Eureka Valley/Dolore \$989,000 - 855 Castro St, San Francisco, CA 94114

Noe/Eureka Valley 2-unit Edwardian bldg with 2 car parking awaits. The upper full-floor flat is a vacant, fully renovated, 2BR, 1 1/2BA home. The gourmet kitchen offers gorgeous soap stone counters, Viking gas range & wine frig along with Fisher & Paykel dual-drawer dishwasher & frig. Sunny walkout patio off dining area leads down to a shared garden. Custom wood shutters, Brazilian walnut hardwood floors & recessed lighting are all throughout home. The lower full

floor flat is a 1BR, 1BA apartment which needs TLC. This is a perfect opportunity for you to live in the newly renovated upper unit & have rental income from lower to offset your mortgage

Open House Saturday 9/8/12 - 1:00 to 4:00 pm; Sunday 9/9/12 - 1:00 to 4:00 pm



Belmont \$1,399,000 - 1718 Hillman Ave, Belmont, CA 94002

Mediterranean Palace is masterfully designed on large 16,000+- Sqft lot w/peacefully Bay Views, City Lights+ Marvelous Sunsets;The upscale 2 story treasure trove beckons one to

luxury;Decorator showcase features hardwood floors,high ceilings, rich crown molding, cove ceilings_open floor plan, Large backyard is a possible pool site

Type: Single-Family Homes Beds/Bath: 4/3.5 Parking: 2 Approx. Sq. Ft.: 2990 (Per Tax Records) MLS: 398674

★ Open House Saturday 9/8/12 - 1:00 to 4:00 pm; Sunday 9/9/12 - 1:00 to 4:00 pm



San Mateo \$1,499,000 - 120 Gramercy Dr, San Mateo, CA 94402

High end European Hillside Villa is a Spectacular ivy covered treehouse in the style of French+Italian Reviera living;As you approach the mesmerizing+unique home one

can use the private elevator or meandering steps that lead to all levels; The penthouse living area has leaded glass windows, hardwood floors+vaulted ceilings, formal dining room access private grotto; Old world charm

Type: Single-Family Homes Beds/Bath: 4/4.0 Parking: 2 Approx. Sq. Ft.: 2850 (Per Tax Records) MLS: 399856

╈ Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Mill Valley \$1,795,000 - 25 Vista Del Sol, Mill Valley, CA 94941

Off Market Till 9/8 for staging. This beautiful custom-built home in the Strawberry Vista neighborhood offers an ideal commute and the finest of living pleasure in Marin. The 3 story, light-filled home sits above a lush garden. The

gracious entrance welcomes one to an open hall and to the 1st flr with: maple hardwood flrs, high ceilings, formal living and family room with fireplaces, dining room, gourmet kitchen, AV system through-out, beautifully planted patios and lawn. 3 car garage with extra storage plus temperature controlled wine storage room. Master suite with Richardson Bay views, 3 additional bedrooms and one more full bath plus laundry room on upper level. There is a bedroom with walk-in closet and full bath on 1st level.

Type: Single-Family Homes Beds/Bath: 5/3.0 Parking: 3 Approx. Sq. Ft.: 3622 (Per Tax Records) MLS: 398958

payments! 2 car parking, 2 large storage rooms, & W/D are all exclusive to upper unit! **Type:** 2 Units **MLS:** 400668

Open House Sunday 9/9/12 - 11:00 to 11:45 am



Duboce Triangle \$1,048,000 - 348 Castro St, San Francisco, CA 94114

Original details and all the modern conveniences within the heart of the Castro District. 1/2 block from MUNI. Blocks from Mission Dolores, Duboce and Noe Valley. Incredible 2BD/2BA two level condo that feels like a single family home. Updated sunny kitchen opens onto rear deeded deck and large shared garden. Bathroom amenities offer spa pampering with heated floors, ceramic tile, body shower and extra large jet tub. Storage and 1 car parking complete this

classic home. Huge expansion potential in the finished upstairs attic. Have it all in the middle of it all!

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 1871 (Per Tax Records) MLS: 400466

★ Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:30 pm



Noe Valley \$1,049,000 - 668 Elizabeth St, San Francisco, CA 94114

Very, VERY, special, vintage, large, top floor condo with two public spaces. Traditional front parlor with fireplace, raised ceiling, skylights and period detail. Rear Great Room with open cook's kitchen, dining room and family area overlooking rear garden. Great room w/ dramatic open beamed ceiling, bamboo flooring, custom lighting and expansive windows for great light. Professional gas range and generous island. Period detailing, tall ceilings and

hardwood flooring. Prewired audio. Huge bedrooms. 1 car parking w/ independent access. Lots of extra storage. Wonderfully unique shared garden. Seller received approval from HOA to add second/master bath and create third bedroom using the front public space. Unique revision options. Location!

Type: Condominium Beds/Bath: 2/1.0 Parking: 1 Approx. Sq. Ft.: 1684 (Per Tax Records) MLS: 400446

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Noe Valley \$1,199,000 - 4384 Cesar Chavez St, San Francisco, CA 94131

This Noe Valley charmer features stunning downtown VIEWS from living, dining room and decks. The living room has a plenty of light, wonderful mouldings and wood burning fireplace. The beautifully remodeled kitchen boasts granite counters, SS appliances, generous counter space and a skylight. Parquet wood floors throughout living area and bedrooms. 2 generous bedrooms and 1 bath on main level

with addt'l space down (which includes updated bath) make this flexible space a home you can grow into. Easy access to 101, 280 and MUNI for downtown commuters. Steps to Douglass Park with playground and fenced dog run.

Type: Single-Family Homes Beds/Bath: 3/2.0 Parking: 1 Approx. Sq. Ft.: 1475 (Per Tax Records) MLS: 400156





Belvedere/Tiburon \$3,330,000 - 114 Jamaica St, Tiburon, CA 94920

A rare opportunity to own an exquisite home on a double lot in Paradise Cay, Tiburon. A lifestyle experience at its best, this gorgeous contemporary house is built on a grand scale offering well appointed high-end finishes with

style and luxurious comfort in mind. The full 4,777 sqft span is on one level with vaulted ceilings, formal living and dining rooms, grand double fireplace, double office, family room, floor-to-ceiling windows, breathtaking waterfront views, designer heated pool and spa, beautiful landscaped gardens and patio, outdoor bar and grill, built-in fire features, and a 100ft private boat dock. Indoor/outdoor entertaining is a pleasure in this magnificent home.

Type: Single-Family Homes Beds/Bath: 4/4.0 Parking: 3 Approx. Sq. Ft.: 4777 (Per Tax Records) MLS: 397229



Inner Mission \$1,250,000 - 2961-2963 Mission St, San Francisco, CA 94110

2-unit building on Mission Street offers tremendous flexibility and is located in one of the most innovative and active parts of the City. Live above in the classic 3 bedroom flat plus updated loft (loft not warranted). Work, play, or create in the large ground floor commercial space with frontage on legendary Mission Street. Potential uses include live-work, start-up space, creative compound, and urban residential. Travel by BART (two blocks to 24th Street Station), or by

car, with interior parking for up to four cars or more. Entire building delivered vacant. Additional photos coming soon.

Type: 2 Units MLS: 400536

👉 Open House Sunday 9/9/12 - 2:00 to 4:30 pm



Duboce Triangle \$1,275,000 - 469 Duboce Ave, San Francisco, CA 94117

Architectural masterpiece in Duboce Triangle! This fully renovated townhouse is tucked away in the Victorian-era warehouse of the former Wing's Steam Laundry of 1913! Featuring 13' ceilings, mahogany-window wall with sliding doors opening to a large deck and wet bar w/wine refrigerator, the living room is perfect for entertaining. An artisan created staircase leads to the second level with

dining room, bedroom, bathroom and a kitchen with Bertazzoni range, Lagos Blue Caesarstone counters and custom cabinetry. The top floor showcases two luxurious master-suites each with private outdoor space including a huge south facing deck w/panoramic views.

Type: Tenancy In Common Beds/Bath: 3/3.5 Parking: 1 Approx. Sq. Ft.: 0 (Not Available) MLS: 399714

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Inner Mission \$1,298,000 - 136-138 San Carlos St, San Francisco, CA 94114

Fabulous vacant renovated 2 unit building in the desirable Valencia and 18th Street corridor of San Francisco. New electrical, plumbing, heating newer roof, etc. Bottom unit 2 bd 1 ba or 1 bd + DR. Top unit has 2 levels 3 bd 2 ba formal DR big kitchens, laundry room, deck and still loads of potential in basement.

Type: 2 Units MLS: 400662

★ Open House Sunday 9/9/12 - 1:00 to 3:00 pm



Noe Valley \$1,395,000 - 1310 Sanchez St, San Francisco, CA 94131

Beautiful 1892 Victorian boasts HW floors,original detailing, soaring ceilings and windows that lend to a light, bright space. Double parlor, formal dining room,one bedroom & kitchen complete the first floor. 2 Bedrooms & split bath on the top floor. Kitchen features SS appliances, Viking gas range & opens onto a sunny deck & flagstone landscaped yard. Large basement area with laundry and additional

storage space = EXPANSION potential. 2 car garage parking. Great facade on a tree lined street in the heart of Noe Valley. This is 1 of 4 homes built by the Rountree Brothers. Easy (flat) walk to shops, restaurants, transportation on 24th Street. More photos Saturday. A few blocks to 3 Google shuttle stops & 2 Apple Shuttles. Easy FWY access.

Type: Single-Family Homes Beds/Bath: 3/2.0 Parking: 2 Approx. Sq. Ft.: 0 (Not Available) MLS: 399947

★ Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 1:00 to 4:00 pm



Noe Valley \$1,595,000 - 914 Diamond St, San Francisco, CA 94114

Lovely 2-story Vic home is located in one of the most sought-after neighborhoods in SF. This 3-bedroom home has been remodeled w/ many original details intact. The charming entry w/ powder room opens into the light & airy living room w/ bay windows. Formal dining rm w/ French doors opens onto a sunny deck overlooking the lush garden w/ patio & hot tub. The remod kitchen has SS appl., granite counters, wood cabinets & windows overlooking the garden.

The kitchen opens into formal dining rm. Original staircase leads up to 3 bedrooms. The tiled full bath has a shower over tub. Master bedroom has 2 walk-in closets. Lower level has a huge room perfect for artist/workout rm. Walk to Noe Valley's 24th St. Tech co. bus stops. Minutes to 280 & 101

Noe Vallev

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



\$1,749,000 - 40 Day St, San Francisco, CA 94110

Spacious 3 level home with high-end finishes, hardwood floors on all levels, and very high ceilings. Open floor plan Kitchen features stainless appliances, cherry cabinets, and Italian Marble counter tops. Upper level has 3BR/2Ba, Master bath has spa-like bath, and bedroom opens onto tiled deck. Lower level has huge media room with fire place and full bath, opens directly onto yard and into garage with

two car parking. Yard features mature fruit trees. Offer date set for Monday 9/17. Disclosures available on DocBox.

Type: Single-Family Homes Beds/Bath: 3/3.5 Parking: 2 Approx. Sq. Ft.: 3100 (Per Architect) MLS: 400287

🛧 Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Noe Valley \$1,897,500 - 4231 24th St, San Francisco, CA 94114

Welcome to 4231 24th Street! This beautifully renovated two-level flat occupies the lower portion of a two-unit building in one of Noe Valley's best spots. Boasting high ceilings studded w/ recessed lights, this 4BR/4.5BA offers SFH-style living for the discerning buyer. Chef's kitchen w/ wood & lacquer cabinetry, granite counters, Viking refrigerator, 6-burner Viking gas range, Miele coffee system, Bosch DW & wine fridge. Open living/dining/kitchen areas

provide ideal entertainment spaces, which carry through to the private back patio. Secluded master suite & all other bedrooms have their own full baths on suite. Radiant heat, solar power, ethanol FP & tankless H2O. 1-car independent pkg & steps to Noe's best shops & restaurants!!

Type: Tenancy In Common Beds/Bath: 4/4.5 Parking: 1 Approx. Sq. Ft.: 0 (Not Available) MLS: 400451

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Eureka Valley/Dolore \$1,950,000 - 295 Sanchez St, San Francisco,

CA 94114 This grand Edwardian home + legal unit has only had 3 owners since it was built in 1917. On a prime flat tree lined corner lot in Eureka Valley, this home offers incredible architectural detail thruout! Boasting approx. 4,640 sq. ft it offers 6BR/3BA, library, office, sitting rm, formal entry w/elegant staircase, formal living rm, parlor, formal dining rm, eat-in kitchen, butler's pantry, remodeled eat-in kitchen on lower flr, family rm, media rm, Indry rm on main flr,

second Indry rm on lower flr, 2 fireplaces, wine cellar, landscaped back yard/garden, outdoor heated pool, garden shed, impressive landmark mural designed by renowned artist Colette Crutcher in 1998, elevator, 2ndary staircase, large garage w/interior access, deck, storage. Type: 2 Units MLS: 400522

★ Open House Saturday 9/8/12 - 2:00 to 3:00 pm; Sunday 9/9/12 - 1:30 to 4:30 pm



Eureka Valley/Dolore \$1,195,000 - 3652 20th St, San Francisco, CA 94110

First Showing Saturday, 9/8, 2:00-3:00 p.m. Who says you can't have everything you want under one roof? Fabulous top-floor unit w/hi ceilings, bright, open 3BR/2BA + office alcove firplan & walk-out deck w/downtown vus ... all on one level! Colorful Edwardian, remod in 2006 is the perfect combination of period charm & contemporary comfort. Sumptuous master suite with Jaccuzzi tub, luxurious guest bath & open chef's kitchen. Exclusive use deck, shared

garden, extra storage & E-Z in/out independent garage parking. Walk score of 97! Ideally situated between the gentle slopes of Mission Dolores Park (1.5 blocks) & Valencia Street's restaurant row ... 3652 20th Street is all about the excitement & joy of living in America's most beautiful city

Type: Condominium Beds/Bath: 3/2.0 Parking: 1 Approx. Sq. Ft.: 1580 (Per Tax Records) MLS: 400679

★ Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



Hayes Valley \$1,295,000 - 432 Ivy St, San Francisco, CA 94102

Bright and spacious 3 bedroom, 2.5 bathroom Edwardian home in Prime Hayes Valley. This home offers every amenity; including a formal dining room with original builtins, sunny deck and mature landscaped garden, garage car parking, and a developed basement with 3 separate rooms currently used office/storage space. The bedrooms, located on one level, are large & well proportioned. Walk to the best

boutiques and restaurants of Hayes Valley. This location scores as 100, a rider's paradise" for public transportation and offers convenient accessibility to the freeway. Note: The garage is currently used as 1 car parking, could be 2 car tandem parking. Very minimal pest report- please see disclosure documents available in DocBox.

Type: Single-Family Homes Beds/Bath: 3/2.5 Parking: 2 Approx. Sq. Ft.: 0 (Not Available) MLS: 400229

★ Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



Inner Mission \$1,499,000 - 1736-1738 Bryant, San Francisco, CA 94110

This beautiful and spacious traditional Victorian building consists of two generously sized flats. The classic & ornate detailing has been preserved throughout creating an elegant old world feel. Both flats are mirrored & consist of 5 rooms, plus ample sized kitchen & split bath. The upper flat also boasts a legal second level with new carpet, full bath & two massive rooms with closets which could be used as

bedrooms. The floor plan is versatile with endless possibility, ready for your interpretation. Enjoy exquisite & colorful detailing along with beautifully finished hardwood floors, marble countertops & multiple decorative fireplaces throughout. The building also offers shared backyard, extensive storage & 1 car parking per unit.

Type: 2 Units MLS: 400289

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Hayes Valley \$1,695,000 - 803-807 Page St, San Francisco, CA 94117

803-807 Page Street is an Edwardian style Victorian 3-unit building that artfully blends period Victorian details with a whimsical flare. The building's unique character makes it's first impression with a custom designed sidewalk, window guards, and a beautifully painted facade. Once inside, you will discover how these quintessential flats can live as two or three bedroom homes. The top residence features a stained

glass skylight, a large terrace and great views. Each unit has abundant natural light, a spacious storage closet, and in-unit laundry. This property is located between Duboce Park and Alamo Square with easy access to Muni rail and buses, along with the shops and restaurants of both Haight Street and Divisadero Street.

Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 1:00 to 4:00 pm



Eureka Vallev/Dolore \$2,995,000 - 366 Liberty St, San Francisco, 94114 CA

Liberty Hill views of SF, Bay Bridge & water. Sophisticated, renovated, expanded house on a double lot has 3 bedrooms, 2.5 baths, family room, 2 huge decks. Private secluded front garden with Koi pond & fountain. Living room & dining room with w/b fireplace, wall-to-wall glass doors that open onto a huge deck with views! Chef's kitchen with Sub-Zero refrigerator, Wolf range, Miele dishwasher, wine

fridge, wood cabinets & Corian counters. Master suite has a large bath tub & a separate shower w/ Bisazza mosaic tile opening into a walk in closet. Laundry room, powder room. Lower level has state of the art media room that opens onto a large deck with a media screen perfect for outside entertainment. Terraced lush garden. 2-car S-by-S garage.

Type: Single-Family Homes Beds/Bath: 3/2.5 Parking: 2 Approx. Sq. Ft.: 0 (Not Available) MLS: 400001

BERNAL HEIGHTS

Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 1:00 to 4:00 pm



Bernal Heights \$499,000 - 3431-3435 Mission #4, San Francisco, CA 94110

Sunny top floor, rear unit in Bernal in a great location. Two bedrooms, living room, dining area, kitchen- all drenched in light. Newer double pane windows, forced air furnace, hardwood floors, in unit washer/dryer/ views of downtown from the br & bath. Recently condoized, HOA due of \$549 still includes taxes until city divides it up. Zip cars,Safeway,walgreens across the street -yet the home is upstairs in the rear of the building- sweet.

Type: Condominium Beds/Bath: 2/1.0 Parking: 0 Approx. Sq. Ft.: 1021 (Per Tax Records) MLS: 400442

★ Open House Saturday 9/8/12 - 1:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



Bernal Heights \$699,000 - 333 Elsie St, San Francisco, CA 94110

Welcome to this chic and modern Bernal Heights Home! Tastefully updated and seismically improved in 2008, this well maintained 2br/1ba home shows true pride of ownership throughout! With high ceilings and abundance of natural light, a well-designed floorplan provides easy living for today's homebuyer. An extra long (25' x 128') lot present additional space/investment options! Don't miss this one in vour search!

Type: Single-Family Homes Beds/Bath: 2/1.0 Parking: 0 Approx. Sq. Ft.: 800 (Per Tax Records) MLS: 400500

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Bernal Heights \$699,000 - 67 Bronte St, San Francisco, CA 94110

A truly charming and very nicely updated Mid-Century home delivering style, comfort, and an excellent floor plan. Located just a half block off of Cortland this home is so close to all of the shops, restaurants, and nightlife, though sits on a quiet street just away from the fray. 2 Bedroom and 1 Bath on main level and hardwood floors throughout. Nicely updated kitchen and bath. Bonus room and bath, along with laundry room on the lower level. Nice yard that gets great sun. You won't want to miss this gem of a home in one of the sunniest neighborhoods in the city!

Type: Single-Family Homes Beds/Bath: 2/1.0 Parking: 1 Approx. Sq. Ft.: 0 (Not Available) MLS: 400553

Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 1:30 to 4:00 pm



Bernal Heights \$825,000 - 76 Montcalm, San Francisco, CA 94110

Extraordinary, special, 3-level, fully detached, view home on a corner lot on Bernal's North Slope. 2BD, 1.5BA, huge loftlike open living rm/dining space with 12 ft ceilings. Spacious eat-in kitchen with views, opening to a large, lush garden. 2nd level: spacious bedroom w/ wrap around windows and fab views. 3rd level: bird's nest loft bedroom with deck, half bath and more amazing views! Loft space for guests off of living room + laundry room. 1 car garage. Good storage.

Minutes to Cortland Village, Precita Park, 101/280, and more! This is a truly unique home, not to miss!

★ Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 1:00 pm to 5:00 pm



Bernal Heights \$1,325,000 - 343 Coleridge St, San Francisco, CA 94110

Gracious proportions, a classic floor plan, stunning period detail & the best Bernal location characterize this handsome Edwardian. Perched on Bernal's west slope, close to Cortland, this warm period home has it all: sleek remodeled gourmet eat-in KIT, formal living room w/ period fireplace, paneled dining room, 3 ample beds on one level, room to spread out on the terraced garden. Hardwood & softwood

flooring, original & custom built-ins, spacious rooms flooded w/ natural light give this home it charm & livability. Upper level sunroom serves as a family room w/ access to verdant garden. Handy laundry/mud room on main level accesses a flat sheltered patio. 1 car garage + storage. Super loc. near coach stops, BART, Glen PK, Noe Mission.

Type: Single-Family Homes Beds/Bath: 3/2.0 Parking: 1 Approx. Sq. Ft.: 1950 (Per Tax Records) MLS: 400393

Open House Sunday 9/9/12 - 1:00 to 4:00 pm



Bernal Heights \$1,549,000 - 455 Prentiss St, San Francisco, CA 94110

Welcome to a Bernal Heights masterpiece - a contemporary renovation from the studs to the fashionable clear cedar and contemporary stucco faade! This large semi-detached residence with panoramic views on a double-wide lot is located in one of the most desirable and sunny neighborhoods of San Francisco, a short stroll to the heart of Bernal Village, Cortland shops and restaurants. With 4 bedrooms and 3.5 bathrooms on 3 levels, this home is ingo with a modern open floor plan expanding onto enperous

designed for luxury indoor-outdoor living with a modern open floor plan expanding onto generous multi-level wrap-around decks and professional landscaping system.

 Type:
 Single-Family Homes
 Beds/Bath: 4/3.5
 Parking: 1
 Approx. Sq. Ft.: 2800 (Per

 Appraiser)
 MLS: 400654

 <td

ANZA VISTA/USF AREA/NOPA

★ Open House Sunday 9/9/12 - 1:00 to 4:00 pm



Anza Vista \$559,000 - 2020 Ellis St #303, San Francisco, CA 94115

Stunning new condominium on the vibrant Divisadero corridor designed by Stanley Saitowitz. Open floor plan with nine foot ceilings. Europeon kitchen cabinetry, solid oak H/W floors, tiled baths and in-floor hydronic heating. One car deeded parking, laundry n elevator in building. One block from Apple Shuttle Stop!!

Type: Condominium Beds/Bath: 0/1.0 Parking: 1

Approx. Sq. Ft.: 0 (Not Available) MLS: 400165



North Panhandle \$789,000 - 1927 Hayes #5, San Francisco, CA 94117

Modern NOPA Living in spacious 2bedroom/2bath condo. Open concept floorplan is ideal for entertaining. Expansive Bay windows with both northern and southern exposure allow for an abundance of natural light. Newly renovated kitchen features new SS appliances, granite counter tops and designer lighting. Master Suite Bath is complete with new stall shower, natural stone tile and expanded storage. Gleaming cherry stained floors and ample closet space are

featured throughout. Well-run 7-unit bldg with low HOA dues includes landscaped courtyard, BBQ, deeded parking and storage. Located in heart of SF, central location for shuttle stops, Muni, and park access. Enjoy Golden Gate Park, NOPA's Sunday Farmers markets, Divisadero corridor, Cole Valley.

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 0 (Not Available) MLS: 400593

• Open House Saturday 9/8/12 - 1:00 to 4:00 pm; Sunday 9/9/12 - 1:00 to 4:00 pm



Lone Mountain \$850,000 - 215 Stanyan St, San Francisco, CA 94118

Well maintained 1940 classic home with a remodeled kitchen, gorgeous hardwood floors and period details. 3 bedrooms and 2 bathrooms (buyer to verify) with wood burning fireplace and fabulous deck and spa. Two car tandem garage, solar panels, newer appliances and unique tile work in light-filled, spacious kitchen. Within blocks of Angelo Rossi park, Golden Gate Park, USF, Koret Center, and plenty of restaurants/shopping/transportation.

Type: Single-Family Homes Beds/Bath: 3/2.0 Parking: 2 Approx. Sq. Ft.: 0 (Not Available) MLS: 400633

Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



North Panhandle \$875,000 - 1934 Grove St, San Francisco, CA 94117

Located on the lwr floor of a 2-unit Edwardian building, this condo offers a lg living space with a dynamic design flow that beautifully combines original and modern design elements. South-facing windows let in plenty of light in the LR which flows to the expansive FDR. The dining area is adjacent to the kitchen providing an easy, unobstructed flow between rooms. The kitchen seamlessly integrates a mix of both original features and upgrades. Space for casual dining

as well. The bedrooms and sunroom are in the rear overlooking the yard which is enormous due to the over-sized lot. Unit is deeded space off the garage: how about developing into master bedroom/bath or office? Many options!

Type: Condominium Beds/Bath: 2/1.0 Parking: 1 Approx. Sq. Ft.: 1608 (Condo Map) MLS: 400557



North Panhandle \$965,000 - 2283 Turk Blvd #1, San Francisco, CA 94118

Totally Remodeled Full-Floor Condo Flat in a 3-unit building. Built in 1995. This is the 1st floor flat with 3-Bedrooms, 2-Baths, Living Room with Bay Windows, Fireplace and Private Deck. Remodeled eat-in kitchen with SS Appliances, Dining Room and In-Unit Laundry area. Wood Floors, Recessed Lighting and Double-Paned Windows throughout.
This condo has the exclusive use of 1BR/1BA In-Law

Unit, with private entrance, by the garden and deeded 1-car independent garage parking. Common areas include shared garden and roof deck with Panoramic Views!
Prime NOPA location close to USF, KORET Center, Golden Gate Park Laurel Village, TJ's, restaurants, shopping and public transportation.

Type: Condominium Beds/Bath: 4/3.0 Parking: 1 Approx. Sq. Ft.: 2019 (Condo Map) MLS: 400544

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



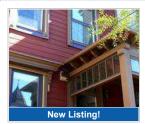
Anza Vista \$1,299,000 - 1030 Broderick St, San Francisco, CA 94115

Fully detached light filled victorian with views that has been updated with an open floor plan. The main floor has direct access to a large walk out deck. Incredible space an volume throughout the house. Flexible space on the main level can be used as a home office, family room or more. Formal living and dining room open onto deck. 2 spacious bedroom on the top floor. Wonderful mature garden. Interior access to large garage with storage and laundry facilities. This is a

special home that is not to be missed. A true rare gem.

Type: Single-Family Homes Beds/Bath: 2/2.0 Parking: 2 Approx. Sq. Ft.: 1787 (Per Tax Records) MLS: 400484

Open House Saturday 9/8/12 - 2:00 to 3:30 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



Anza Vista \$1,349,000 - 1866-1866A Turk St, San Francisco, CA 94115

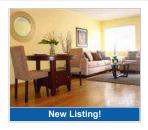
Updated 3BR/2.5BA grand Victorian home with legal 1BR garden apartment below. 2+ car pkg. MAIN FLOOR: gracious traditional double parlor, entry, dining room, and a remodeled half bath toward the front, plus a huge remodeled kitchen/family room opening onto a deck at the rear. Laundry room just off the kitchen. SECOND FLOOR: 3BR (one a master), lots of closets, and a private deck for the master suite at the rear (partial city view from the upper

deck). The immense master bathroom has a jet tub and walk-in shower stall. GARDEN APARTMENT: 1 offstreet BR and a gas kitchen. Both the home and apartment have access to a landscaped level deep yard. Terrific location close to hip NOPA restaurants, shopping, and public transport.

Type: 2 Units MLS: 400523

COLE VALLEY

Open House Sunday 9/9/12 - 2:00 to 2:30 pm



Cole Valley/Parnassu \$529,000 - 724 Cole #1, San Francisco, CA 94117

Located in the heart of beautiful Cole Valley, this cozy one bedroom faces the quiet backyard with an open floor plan. Unit has hardwood floors and remodeled kitchen with new stainless steel appliances and marble counter tops. There is one independent deeded parking spot, common laundry space and shared back yard. Just walking distance to restaurants, shops, cafes, Whole Foods, UCSF, N Judah (public transit), Kezar Stadium, Golden Gate park and much

more! 94 walking score says it all. Low HOA. Great for owners or investors in a booming rental market!

Type: Condominium Beds/Bath: 1/1.0 Parking: 1 Approx. Sq. Ft.: 628 (Per Tax Records)

MLS: 400463

★ Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



Cole Valley/Parnassu \$739,000 - 421 Carl, San Francisco, CA 94117

Situated on two levels, 2 bedrooms, 2 bathrooms condo, with in-unit laundry AND storage. The main floor is open and flexible, and has served as living room, dining room, guest bedroom, office or nursery. Lower level boasts master en suite with a walk-in closet and storage room with the added convenience of a separate entrance. Sun streams in through the eastern windows in the morning, then lights up the sky out the western windows with pink and orange sunsets each

evening. Primer for this terrific little neighborhood fits everything you need into a block or two:Burgermeister, Zazie,Cole Hardware,cafes,yoga studios.GG Park, the deYoung Museum,CA cademy of Sciences, the Conservatory of Flowers,and J line at your footsteps! Welcome home.

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 937 (Per Tax Records) MLS: 400628

Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 1:00 to 4:00 pm



Cole Valley/Parnassu \$1,399,000 - 1427 Shrader St, San Francisco, CA 94117

Open Sat. Sept 8, 2-4PM; Sun. Sept 9, 1-4PM Sohpisticated, sexy, and yes its spectacular. Three-level view condominium on a coveted, neighborly Cole Valley block. Built new in 2012 and interiors finished by Michael Schilling Design, 1427 Shrader boasts rock star views to the Golden Gate Bridge from its stunning master bedroom and 375 square foot deck. Gorgeous finshes and design throughout. Features include a high end chef's kitchen w/

custom Walnut cabinetry, custom tile backsplash, stainless steel appliances, and in-wall Bosch oven. There are 3 substantial and well scaled bedrooms and a host of thoughtful additions: radiant floor heat, prewired for cat 6 + whole house audio, keyless entry, solid storage and 1 car parking.

Type: Condominium Beds/Bath: 3/2.5 Parking: 1 Approx. Sq. Ft.: 1745 (Per Owner) MLS: 400669

★ Open House Sunday 9/9/12 - 2:00 to 4:30 pm



Cole Valley/Parnassu \$1,595,000 - 337 Parnassus Ave, San Francisco, CA 94117

Beautifully updated classic 1908 Arts & Craft Edwardian home sits on an extra-wide lot (2 parcels) with an amazing wrap around yard. 3+ bedroom, 1 full bath, 1-3/4 bath & 2 -1/2 bath. Formal living w/wood burning fireplace, dining room and eat-in kitchen. Attic renovated with GGB views, home theater system with 52 HD screen, bath and office area plus 2 mini clubhouses for people 7 and under. Much

of the home retains the grace and detailing of its original construction with touches of modern updates to make this a very special property.

Type: Single-Family Homes Beds/Bath: 3/3.0 Parking: 2 Approx. Sq. Ft.: 0 (Not Available) MLS: 399927

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Cole Valley/Parnassu \$1,775,000 - 1445 Cole St, San Francisco, CA 94117

This artfully restored Craftsman home is a perfect blend of old world charm with contemporary design and has many modern conveniences. The remodeled kitchen is beautifully integrated into the Craftsman aesthetic but it is equally functional with custom mill cabinetry, stainless steel counter tops and a gorgeous island. The floor plan is ideal for today's living with a formal living room, formal dining room and a family room just off the kitchen with French doors

leading to a spacious deck. The garden is centered on a reflecting pool, the mature plants and trees provide incredible beauty and privacy. You feel as though you have gotten off a plane in some exotic oasis, but this retreat is something you can enjoy everyday.

Type: Single-Family Homes Beds/Bath: 3/2.0 Parking: 2 Approx. Sq. Ft.: 1860 (Per Tax Records) MLS: 40039

HAIGHT, BUENA VISTA AND UPWARDS

★ Open House Saturday 9/8/12 - 3:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



Corona Heights \$879,000 - 35 Saturn St, San Francisco, CA 94114

Sophisticated Top Floor View Condo - Offering Views from Twin Peaks to the East Bay. Open Floor Plan, Refinished Hardwood Floors, Built-In Speakers, Wood-Burning Fireplace make for Easy Entertaining. Appreciate a Remodeled Chef's Kitchen with Stainless Appliances, Gas Range, Sleek Cabinetry & Ample Counter Space. Down the Hall you'll find a Spacious Master Bedroom with A Wall of Organized Closet Space. Escape to the Spa-like Steam

Shower in this Remodeled Master Bath. A Full Sized Second Bedroom and Bathroom Complete The Floor. You'll Find Ample Deeded Storage, One Car Parking, Laundry & Shared Backyard. Close to the World Famous Saturn Steps! Gotta See It in Person! New Photos Posting Soon!

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 1203 (Per Tax Records) MLS: 400459

★ Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Haight Ashbury \$949,000 - 1351 Page, San Francisco, CA 94117

This fantastic condo is located on a peaceful tree lined section of Page St. and is waiting for you! The remodeled flat has 3 larger bedrooms, 2 redone baths, and an expanded breakfast counter for entertaining. Radiant floor heating keeps the house cozy and the large North facing windows allow for plenty of ambient light and beautiful street views. In unit laundry is included as a bonus. A handsomely

manicured backyard is a tranquil retreat from the hustle and bustle of vibrant Haight St. just one block away. Nestled between Central and Lyon the conveniences of this location include great local shopping and dining along Haight or Divisadero Streets, park access is just a block away plus it's commute friendly!

Type: Condominium Beds/Bath: 3/2.0 Parking: 1 Approx. Sq. Ft.: 1548 (Per Tax Records) MLS: 399612

Open House Sunday 9/9/12 - 1:00 to 3:00 pm



Corona Heights \$1,165,000 - 78 Uranus Ter, San Francisco, CA 94114

Situated on a prime Corona Heights block this is an exceptional 3 bedroom, 2 bath house-like condominium complete with postcard views of the city and San Francisco Bay from the living area w/wood burning fireplace & a private rooftop deck. A Zen-like private master suite opens to a lush rear yard with two other sizeable guest rooms and a guest bathroom all on one level. Gourmet kit w/Viking gas

range, Subzero fridge, Bosch dishwasher w/handsome granted counters & modern cabinetry. In unit laundry.Handsome hardwood flrs w/flr to ceiling windows.This is top floor of a boutique, twounit building with one car garage parking and ample storage. Minutes to public transit & shops/eateries of Cole Valley, Noe Valley & Castro.

Type: Condominium Beds/Bath: 3/2.0 Parking: 1 Approx. Sq. Ft.: 1350 (Per Tax Records) MLS: 399659

Open House Saturday 9/8/12 - 1:00 to 4:00 pm; Sunday 9/9/12 - 1:00 to 4:00 pm



Haight Ashbury \$1,195,000 - 24 Delmar St, San Francisco, CA 94117

Located on a quiet tree-lined street, this home is the perfect blend of old world charm & modern upgrades. The main level boasts a light filled living & dining area; complete w/ a wood burning FP & soaring high ceilings. An expansive, remodeled, eat-in chef's kitchen is complete w/ stainless steel appliances, granite countertops & travertine tile backsplash. The kitchen opens to a sunny, bright family area w/ gas FP, and onto a back deck. Completing this level

is the light filled master BR & remodeled BA. The lower level includes the second BR; a fully remodeled BA, laundry, storage; an office/sitting area leading to a sunny, charming patio & garden. Finishing this level is a huge 2 car tandem garage w/ interior access & lots of storage.

Type: Single-Family Homes Beds/Bath: 2/2.0 Parking: 2 Approx. Sq. Ft.: 0 (Not Available) MLS: 400457

★ Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Buena Vista/Ashbury \$2,499,950 - 159 Downey St, San Francisco, CA 94117

Magnificent Victorian in the heart of Cole Valley on a quiet street. Fully renovated in 2010 with top of the line finishes and attention to historic details. This bright and luxurious home has 4BR/3.5BA on three levels. Its gourmet kitchen has distinctive, high-end appliances, including a SubZero fridge and La Cornue stove, and marble counters. Hardwood floors, spa-like master bath, custom closets, decks, views, media room, and so much more!

Type: Single-Family Homes Beds/Bath: 4/3.0 Parking: 1 Approx. Sq. Ft.: 3145 (Per Tax Records) MLS: 400420

★ Open House Saturday 9/8/12 - 1:00 to 3:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



Corona Heights \$1,195,000 - 142 Ord St, San Francisco, CA 94114

Corona Heights retreat beginning with a magical, lush garden and brick path to 2 residential units. Expansive deck for outdoor entertaining which overlooks the garden - set back from the street for privacy & quiet. Upper unit: 2BD/1BA w/dining area & breakfast nook, atrium off the kitchen, hardwood&parquet floors - Owner occupied. Lower unit: open floor plan w/LR, dining + kitchen like a great

room, 1Bed w/updated BA, & storage room. \$1,750/month - tenant VACATING 9/30. Both units have their own laundry. 28' x 136' lot w/parking pad for 1 car. A great investment opportunity or simply a place to call home. WALK SCORE - 88 Very Good

Type: 2 Units MLS: 400555

The second state the second state to the secon

SoMa, South Beach, China Basin, Yerba Buena, Dogpatch, Potrero



Open House Saturday 9/8/12 - 2:00 to 3:30 pm; Sunday 9/9/12 - 2:00 to 4:00

pm



Yerba Buena \$310,000 - 766 Harrison St #409, San Francisco, CA 94107

Japanese-inspired living in heart of Soma. Cubix Yerba Buena is a contemporary, community located in the Yerba Buena Arts District. Local Architect George Hauser designed modern studio residence faces north with outlook to cityscape. Light-filled, stylishly appointed home with concrete radiant heat floors, large windows, balcony, sleek kitchen w/dishwasher.

Green building features landscaped roof deck, BBQ, glass-enclosed outdoor picnic area for private parties, succulent garden, City Car sharepod in the garage. Epicenter Cafe is conveniently located on first floor. Convenient location near Whole Foods, SFMoma, theaters, shopping, Peet's Coffee, Metreon, and access to both 101/280/Bart.

Type: Condominium Beds/Bath: 0/1.0 Parking: 0 Approx. Sq. Ft.: 279 (Per Tax Records) MLS: 400415

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



South of Market SHORT SALE \$399,000 - 385 10th St #8, San Francisco, CA 94103

Great location and convenient to Soma restaurants, stores, clubs, this floor top loft is flooded with light! Walk or bike to mid-market and beyond. This urban pad is also close to freeway and transportation options!There is a shared roof deck, free laundry, 1 car pkg & storage! Photos are from previous listing. Offers due Monday Sept. 10th at 11 am.

Type: Loft Condominium Beds/Bath: 1/1.0 Parking: 1 Approx. Sq. Ft.: 570 (Per Tax Records) MLS: 400370

★ Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 1:00 to 4:00 pm



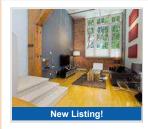
South of Market \$499,000 - 469 Clementina #18, San Francisco, CA 94103

Sweet loft in great, hip location. Close to everything and a 98 walking score. Nice space with private patio, soaring ceilings with recessed lighting, beautiful kitchen with expanded counter and built-in wine cooler. Spiral staircase leads up to a good sized loft with large walk-in closet. In building laundry. One car parking and private storage. Two view roof top decks both with the south. Cool building. Seller reserves the right to

outstanding views to the north and to the south. Cool building. Seller reserves the right to accept,reject or counter any offer.

Type: Loft Condominium Beds/Bath: 1/1.0 Parking: 1 Approx. Sq. Ft.: 600 (Per Tax Records) MLS: 400411

Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



South Beach \$549,000 - 461 2nd St #C111, San Francisco, CA 94107

Dramatic loft in The ClockTower Building; built in 1907 it was the former home of The Schmidt Lithograph Company. Located on the 1st floor of a 3 story brick & timber bldg, overlooking a lush tropical courtyard, this loft has it all: maple hardwood floors, brick walls, timber beams, historic wooden windows, over 15 foot ceilings & brand new carpet! This loft has windows on two sides so it gets an abundance of natural light. There are

beautiful custom built-ins & good storage. You are a stone's throw to the hip South Beach restaurants, AT & T Park, Downtown & the Embarcadero & there is easy access to BART, Muni, CalTrain & Highways 80, 101 & 280! The building is zoned live/work so perfect for a

small business! 94 walkscore! Type: Loft Condominium Beds/Bath: 1/1.0 Parking: 1 Approx. Sq. Ft.: 778 (Per Tax Records) MLS: 400493

★ Open House Sunday 9/9/12 - 1:00 to 4:00 pm



South Beach \$559,000 - 400 Beale #1902, San Francisco, CA 94105

This stunning unit features decorator colors and an open floor plan with 9 ft ceilings, views of Twin Peaks and is in a Prime South Beach location. Perfect for a pied-a-terre. The Gourmet kitchen has stainless appliances, a gas range and custom glass tilework. There are wood floors throughout, in unit washer and dryer and a private balcony that is accessable from either the living room or bedroom. There is also deeded on a luwrup full corrige building with 24 hours

parking and storage. It is located in a Luxury full service building with 24 hour Security/Concierge, Roof Deck & BBQ Area, Pool and Spa, and Gym. FHA Approved Building with only 3.5% down!! Walk to shops, restaurants and public transportation. Lowest priced 1 bedroom in South Beach! Regular Sale

Type: Condominium Beds/Bath: 1/1.0 Parking: 1 Approx. Sq. Ft.: 0 (Not Available) MLS: 400676

South Beach

reference for the second secon



\$569,000 - 425 1st St #1304, San Francisco, CA 94556

This exceptional 04 floor plan is south/west facing and is sure to impress anyone with spectacular views of San Francisco Bay, At&t ballpark and glistening city lights outlook from every room. This 1 bedroom 1 bath unit features floor to ceiling windows, spacious walk-in closet, gorgeous bamboo hardwood floors, granite kitchen and bathroom countertops,as well as designer

Bosch and sub-zero appliances. One Rincon Hill is a premier full service condominium offering hotel style amenities such as outdoor pool, gourmet barbeques, infinity reflecting pool with outdoor fireplace, large open grass area, and plenty of table seating to enjoy an afternoon lunch or dinner.

Type: Condominium Beds/Bath: 1/1.0 Parking: 1 Approx. Sq. Ft.: 0 (Not Available) MLS: 399716

reference for the second secon



South Beach \$585,000 - 300 Berry St #112, San Francisco, CA 94158

Open Sunday 2-4pm. Rarely available 2-level town home with deeded parking and 2nd bathroom. Unit has direct access to Berry St and waterfront park while 18 ft wall of windows provides great light. Gourmet kitchen with gas stove, Studio-Becker cabinets, marble countertops, Liebherr refrigerator. Hardwood floors on lower level and Hunter Douglas window shades throughout. Full service Arterra community includes 24/7 doorperson,

fitness center, club lounge, skydeck & more.One block to Safeway & CalTrain; walk a little farther to find Target, Whole Foods, Bloomingdales & BART. Close to freeway, Cal Train, MUNI & Financial District. Low monthly HOAs in LEED certified building, with neighborhood Walkscore of 98.

Type: Condominium Beds/Bath: 1/1.5 Parking: 1 Approx. Sq. Ft.: 888 (Per Tax Records) MLS: 400458

★ Open House Saturday 9/8/12 - 1:00 to 4:00 pm; Sunday 9/9/12 - 1:00 to 4:00 pm



Yerba Buena \$595,000 - 74 New Montgomery #407, San Francisco, CA 94105

In the heart of the city, this sophisticated south-facing residence is a modern one-bedroom condo, which features granite slab countertops, high-end stainless steel appliances, operable oversized double-hung windows, a large limestone tiled bathroom and a custom walk-in bedroom closet. Additionally, there is a utility closet, with shelving, organizers and

washer/dryer. Parking in the building is available for up to two years. Building amenities include 24-hour front desk attendant, onsite management, rotational art on each level and a landscaped 5,500+/- SQFT common roof deck, with BBQ grill, lounge area and Wi-Fi. Great for entertaining! 74 New Montgomery is one of the premier boutique condominium buildings in SOMA.

Type: Condominium Beds/Bath: 1/1.0 Parking: 1 Approx. Sq. Ft.: 699 (Per Tax Records) MLS: 400369

★ Open House Sunday 9/9/12 - 1:30 to 4:30 pm



Potrero Hill \$616,000 - 673 Kansas St #1, San Francisco, CA 94107

Welcome to this condo in a desirable North Slope location! This lower unit, in a 2 unit building, features 2 bedrooms with wood floors & original details. The nicely sized formal dining room awaits dinner parties with easy access to the generously sized kitchen, providing ample storage. The light filled living room flows out to the deeded deck & tranquil shared back yard - perfect setting for decompressing! Updated bath

has great storage and in-unit laundry is an extra plus. The upper 3 bed, 2 bath unit in the building (673 Kansas) is also available. More photos coming on Friday 9/7!

Type: Condominium Beds/Bath: 2/1.0 Parking: 0 Approx. Sq. Ft.: 950 (Per Tax Records) MLS: 400601

★ Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 1:30 to 4:00 pm



Potrero Hill \$650,000 - 999 16th St #19, San Francisco, CA 94107

Immaculate, top floor, renovated, 1-bedroom 1.5-bath loft/condo has it all! Soaring ceilings, maple flrs, lightfilled rooms w/ skylights & east-facing wdws. Renovated gournet KIT w/granite cntrs, glass tile backsplash, stainless applcs, porcelain tile flrs. Spacious living room w/ gas fireplace & custom designer built in shelving, opens to a patio. Large dining area off the KIT - the perfect entertaining home!

Sleek powder room completes main level. Upstairs a sumptuous bedroom suite bathed in natural light awaits. There is also a spacious walk-in closet, & a serene remodeled bath. Garage pkg, storage, and roof deck. 91 Walkscore! Walk to all that Potrero has to offer shops, cafe's, restaurants. Minutes to 280, UCSF Mission Bay, & more!

Type: Loft Condominium Beds/Bath: 1/1.5 Parking: 1 Approx. Sq. Ft.: 1097 (Per Tax Records) MLS: 400361

★ Open House Saturday 9/8/12 - 2:00 pm to 5:00 pm; Sunday 9/9/12 - 2:00 pm to 5:00 pm



Potrero Hill \$650,000 - 370 De Haro St #B5, San Francisco, CA 94103

Ideally located on Potrero Hill's North Slope, this beautiful, sunny loft is awash in light from its expansive windows. The main level's dramatic open floor plan is ideally configured for entertaining with a spacious living/dining area that boasts bamboo floors, a fireplace, and soaring ceilings. You'll love having guests gather in the adjacent chef's kitchen which is

appointed with stainless steel appliances, granite countertops, abundant maple cabinetry and a generous pantry closet. The main level is completed by a convenient full bath and inunit laundry. The upper level's master suite features abundant closetry and a handsomelyappointed full bath. There are lovely views of the downtown skyline and Bay Bridge from the catwalk.

Type: Condominium Beds/Bath: 1/2.0 Parking: 1 Approx. Sq. Ft.: 1180 (Per Tax Records) MLS: 400335

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Potrero Hill \$699,000 - 451 Kansas #491, San Francisco, ČA 94107

The Potrero is a two building complex built in 2007 with Whole Foods on the ground floor. Common areas include a roof deck with a panoramic view of The City and a gym and pilates/yoga room. This is a beautifully decorated unit with west exposure for lots of sun and overlooking a lovely, verdant courtyard. The open floor plan has the bedrooms separated by the living/dining room. The kitchen has

stainless steel appliances and a walk-in pantry. There are hardwood floors in the main room and carpet in the bedrooms, in unit laundry. This unit also has a store room on the garage level. The owner would consider selling the condo fully furnished.

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 932 (Per Tax Records) MLS: 400258

Open House Sunday 9/9/12 - 1:00 to 4:00 pm



Central Waterfront/D \$699,500 - 1415 Indiana St #303, San Francisco, CA 94107

Designed By Award Winning Architect David Baker In 2000, 1415 Indiana Street Offers A Unique Industrial Chic Live/Work Environment. A Top Floor, End Unit, With Partial City, Waterfront & Bay Bridge Views. Other Unit Highlights Include; Newer Hardwood Floors Throughout Main Level & Kitchen, Den/Guest Bedroom W/Water Views & Hardwood Floors, Carpeted Master Bedroom W/Balcony, 2 Full Baths,

Custom Track & Industrial Lighting, Radiant Heat, Vaulted Ceilings, Separate Laundry/Storage Room, Over 1500 Sq Ft Of Living Space, Secured Parking Garage W/One Deeded Space, Convenient Commute Location To 280 & 3rd Street Light Rail.

Type: Loft Condominium Beds/Bath: 1/2.0 Parking: 1 Approx. Sq. Ft.: 1507 (Per Tax Records) MLS: 399313

Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



South of Market \$699,000 - 1221 Harrison St #12, San Francisco, CA 94103

Loft #12 is a very spacious and bright first floor residence at the Ironworks. The main level offers a large open kitchen, den or sleeping alcove, full bath, floor to ceiling windows, wood floors, gas fireplace and a sunny walk-out terrace. The second level features a very large sleeping loft, full bathroom, walk-in closet and laundry closet with washer/dryer. In addition there is a large parking space in the garage, elevator to all levels and sleek entry lobby with polished concrete floors.

Type: Loft Condominium Beds/Bath: 1/2.0 Parking: 1 Approx. Sq. Ft.: 1316 (Per Tax Records) MLS: 400626



South of Market \$719,000 - 19 Scott Aly, San Francisco, CA 94107

Located on a lovely little private street in a gated community this is a very exciting 2 bd, 1 ba townhome in the heart of SOMA. Great value for the formerly model home w/Oak floors, granite counters & lots of light. 3 levels of living-1st level has 2 bds & tiled ba w/shower. Custom closets in bedrooms. 2nd level has open kitchen, dining area & Ir w/vaulted ceilings. There is a balcony off the kitchen that overlooks the courtyard. 3rd level is a loft w/wood floors that

is very versatile - perfect for guests, media room or office. Private garage w/interior entrance & extra storage. W/D in garage, roof replaced with membrane roof in 2010. Tenant has given notice & unit will be vacant at COE. This great townhome is close to everything!

Type: Condominium Beds/Bath: 2/1.0 Parking: 1 Approx. Sq. Ft.: 1302 (Per Tax Records) MLS: 400526

★ Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



South of Market \$728,000 - 555 4th St #933, San Francisco, CA 94107

Spectacular views from this luxury corner Northeast facing penthouse. Unobstructed views of the downtown skyline and the East Bay Hills. This impeccable and spacious one of a kind home offers 1 bedroom, 1 bathroom, ample closet space and two deeded tandem parkings! Gourmet kitchen and high end stainless steel appliances. Elegant hardwood floors throughout and stone tiles in the kitchen and

bathroom. Laundry in the unit.

Type: Condominium Beds/Bath: 1/1.0 Parking: 2 Approx. Sq. Ft.: 862 (Per Tax Records) MLS: 400039

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



South Beach \$749,000 - 400 Beale St #911, San Francisco, CA 94105

Sleek & Stylish 2BR/2BA Condo. Rarely available location in South Beach's most coveted building with Spectacular SF Bay Views from all rooms. The BridgeView is one of the finest complexes in San Francisco. This unit offers Master suite with private deck and views of the bay. Custom window seat cushions in living room and guest bedroom, designer paint colors, washer & dryer in unit. Granite

counter tops and Stainless Steel appliances. Cherry Wood floors. Gym, Roof top BBQ View Deck, Pool, Spa and 24 hour Doorman/security and Concierge. Secured 1 car parking and deeded storage. Walking distance to Ballpark, Waterfront and Red's Java House!

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 990 (Per Tax Records) MLS: 400063

👉 Open House Sunday 9/9/12 - 1:00 to 3:00 pm



South Beach \$749,000 - 177 Townsend St #325, San Francisco, CA 94107

New price!!Open House Sunday 09/09 from 1:00-3:00PM.Prestine 2/2 unit at 170 OFF Third building.Oversized windows,chef's kitchen with mosaic glass backsplash,black granite counters,stainless steel appliances,custom lighting,freshly painted contemporary colors.Hi-end washer and dryer in unit,two walk-in closets with organizers,den area, extra storage.Exclusive building

offers:heated 40'lap pool,rooftop deck,gym facility,spa,cozy private movie theatre,community room with fully equipped kitchen and flat screen TV,elevator,parking garage and more.Centrally located minutes away from everything.Walk to AT&T Park to see the Giants!

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 905 (Per Tax Records) MLS: 399624



South of Market \$775,000 - 175 Russ St #12, San Francisco, CA 94103

Bright, spacious tri-level live/work loft located in the heart of SOMA. 2 bed/ 2.5 bath/ 1pkg + storage. Open floor plan with high ceilings & floor to ceiling windows. This loft can function as a large home, a large office space, or both! Centrally located with easy access to major freeways & transportation. New restaurants, bakeries & coffee shops are all around. The Fondue Cowboy, Deli Board, SF Cafe, Ritual Coffee Roasters, Sightglass Coffee, Radius, AQ,

Rocco's and Tin Restaurant are steps away. Walk to Yerba Buena Gardens, SF MOMA, the Metreon Center, AT&T Ballpark, Yerba Buena Market, Safeway or Whole Foods. Low HOA Dues of \$406 mo. Walk score of 98 (Walkers Paradise!)

Type: Loft Condominium Beds/Bath: 2/2.5 Parking: 1 Approx. Sq. Ft.: 1361 (Per Tax Records) MLS: 400482

★ Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:30 to 4:30 pm



South of Market \$799,000 - 73 Sumner St #301, San Francisco, CA 94103

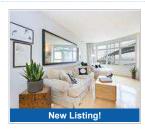
NEW PRICE! Open Sat/Sun 9/8-9. Light-filled rooms, stunning downtown views and dramatic windows pump up the wow factor in this spacious conversion loft in the historic Mullen Building. This top-floor two-bedroom home features soaring ceilings, concrete floors with radiant heat, a deeded west-facing deck, an open and flexible layout, two full baths, an updated kitchen (complete with gas range), in-unit

laundry, parking and more. Walkscore rates this A Walker's Paradise, located just steps to cafes, restaurants, shopping and more. Easy access to 280 and 101 freeways.

 Type:
 Loft Condominium
 Beds/Bath:
 2/2.0
 Parking:
 1
 Approx.
 Sq. Ft.:
 1340
 (Per Tax Records)

 MLS:
 399516

• Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



South Beach \$820,000 - 403 Main St #711N, San Francisco, CA 94105

Step outside of the box and into the curving lines and award-winning nautical design of Portside II. In this rarely available 2BR, direct views of the bay fill the windows with calming blue - watch the sailboats float under the iconic Bay Bridge from the living room, kitchen or master BR. This is a true VIEW property. The size of the master suite is extraordinary, with room for a desk, a sitting area, & a king size bed. The sunny second bedroom does double-duty as

an office with built-ins plus room for a guest room. Portside residents enjoy the convenience of on-site parking (w/ optional valet), 2 fitness centers, a pool and spa overlooking the Embarcadero, and security. America's Cup, AT&T Park, & all of SoBe's amenities @ your feet!

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 1196 (Per Tax Records) MLS: 400602

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Potrero Hill \$825,000 - 613 Carolina St, San Francisco, CA 94107

Prime 2 BD/2BA Top fir condo at Potrero Hill's Victoria Mews! Cozy up to the fireplace in the living room featuring hardwood floors & gaze out the windows at the stunning views of the city & bridge. The gourmet kitchen boasts a Thermador range, Bosch dishwasher, Subzero refrigerator, granite & abundant cabinet space. Walk-out deck with views to enjoy your coffee. Master bedroom with walk-in closet & master bath. In-unit laundry, 1 car parking & deeded

storage. Building amenities include heated pool, tennis courts, gym, spa & more!

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 1000 (Per Tax Records) MLS: 400488



South of Market \$859,000 - 601 4th St #308, San Francisco, CA 94107

Historic 1915 Heublin Building, converted in 1989 to 85 Live/Work lofts. Premier development with industustrial windows, concrete mushroom-cap columms & 13' ceilings. Common roofdeck w/ panoramic views, 1 deeded parking. Perfectly located in the heart of South Beach, close to CalTrans, AT&T Park, SFMoma, YB Gardens, Embarcadero Waterfront, restaurants/clubs, Whole Foods, Safeway,

Walgreens, Starbucks, drycleaners, the UPS Store and Lucky Strike Bowling. This 1bd/1ba loft has a remodeled kitchen and bath, hardwood floors and custom built-ins. Quiet location in the building with lot's of natural light. Elevator building. First showing is Tuesday 8/28. Photo's are from a previous listing.

Type: Loft Condominium Beds/Bath: 1/1.0 Parking: 1 Approx. Sq. Ft.: 1485 (Per Tax Records) MLS: 400108

★ Open House Sunday 9/9/12 - 2:00 to 4:00 pm



South of Market \$895,000 - 555 4th St #841, San Francisco, CA 94107

Modern, two level 2 bedroom 2.5 bathroom residence with downtown views and an extra large terrace. This home features walnut wood floors, spacious walk-in closet with custom organizational systems and Bosch stackable washer/dryer. The kitchen includes Sub Zero refrigerator, Bosch stainless steel appliances, stone countertops, tile flooring & Studio Becker cabinetry. The Palms San

Francisco is a full service building offering: Fitness center, Yoga studio, 20-seat theater, Business Center, Conference room, 24 hour door staff & Owner's Lounge. Neighborhood features: Whole Foods, CalTrain, MUNI, South Park, Safeway, Giants Ballpark, Freeways (101, 80 and 280), and a host of restaurants, bars, dry cleaners & shops.

Type: Condominium Beds/Bath: 2/2.5 Parking: 1 Approx. Sq. Ft.: 1026 (Per Tax Records) MLS: 400149

╈ Open House Sunday 9/9/12 - 2:00 to 4:00 pm



South Beach \$899,000 - 300 Berry St #446, San Francisco, CA 94158

Come see this spacious and special two bedroom plus townhouse unit in Arterra, San Francisco's greenest and most dynamic high-rise building! Located in the heart of the burgeoning South Beach and Mission Bay areas, Arterra, SF's first LEED-certified residential high-rise, boasts an exceptional Walkscore® of 98. Many wonderful opportunities await you in San Francisco's newest

neighborhood. Cross the street to the China Basin channel and stroll along the beautiful walking path a short distance to McCovey Cove and AT&T Park, home of the World Champion San Francisco Giants. Choose from many dining options including Public House at the ballpark, the famous Philz Coffee and the scrumptious Panera Bread.

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 1205 (Per Tax Records) MLS: 400180

★ Open House Sunday 9/9/12 - 2:00 to 4:00 pm



South of Market \$899,000 - 520 6th St #17, San Francisco, CA 94103

Commuters Delight! HUGE top floor 3-level, 2 bedroom, 2.5 bath loft with an open Southern View! Gourmet gas kitchen, floor to ceiling windows, 2 gas fireplaces, hardwood floors on main floor (carpet on mezzanine and lower level). Deeded garage parking, and storage locker in front of parking space. Common Roof Deck. Walk to CalTrain, Bart, Grocery. One block from 80 & 280 freeways!

Type: Loft Condominium Beds/Bath: 2/2.5 Parking: 1 Approx. Sq. Ft.: 1896 (Per Appraiser) MLS: 399351



South of Market \$948,000 - 1233 Howard St #3i, San Francisco, CA 94103

Sexy Top-Floor original conversion LOFT in desirable SOMA location. Spacious & bright 2BR/2BA/1Prkg unit w/a step-out sun-drenched balcony. Chef's kitchen w/ breakfast bar, stainless appliances, gas oven/range,including D/W, microwave, maple cabinets & granite counters. Steel frame construction bldg w/elevator, state-of-the-art double-wall construction for a zen quiet. Fully equipped w/HVAC, cable

& CAT 5 wiring & 150 amp svc. LR has 18'+ high ceilings, soaring windows & gas fireplace. Open-air MBR loft w/ designer walk-in closet & Jacuzzi tub. Private guest BR. Polished concrete floor on main level & new carpeting in MBR. In unit washer/dryer. Deeded parking & common roof deck with views. Zoned Live/Work for the sophisticated urbanite.

Type: Loft Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 1532 (Per Tax Records) MLS: 400502

Open House Sunday 9/9/12 - 1:00 to 3:00 pm



South Beach \$1,049,000 - 88 King St #1406, San Francisco, CA 94107

PH #1406 now available at The Towers in prime South Beach. Stylish, signature 2bd/2ba offering expansive views of the bay, AT&T Park, Potrero Hill, SOMA, Twin Peaks and downtown. Features include walnut floors, floor to ceiling bay windows, wonderful natural light, walk-out terrace, spa baths offering limestone floors& surrounds, big soaker tubs, granite countertops, gourmet kitchen, stainless appliances, offere full consider acent adual human living. Come oversidered

walkin closet and more. The Towers offers full-service resort style luxury living. Come experience it for yourself. Open Sunday 1-3pm and Tuesday 2-3:30pm.

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 1165 (Per Builder) MLS: 400660

Open House Sunday 9/9/12 - 1:00 to 3:00 pm



South Beach \$1,785,000 - 239 Brannan St #18E, San Francisco, CA 94107

Brannan Penthouse on Southwest Corner of Tower 3 with the finest panoramic views in South Beach from San Francisco Bay and South Beach Marina to ballpark, twin peaks and City Hall. Enjoy sunrises and sunsets, quiet and privacy in this rare offering. Standard Brannan Penthouse finishes include gas limestone fireplace, 9'10 floor to ceiling windows, full Viking kitchen. Jacuzzi tub and private elevator

security. Many custom renovations include built-in cabinetry in Master Bedroom and walk-in closet, custom window coverings, UV window film, new hardwood flooring throughout, built-in A/V system and more.

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 1137 (Per Builder) MLS: 399008

Open House Saturday 9/8/12 - 1:00 to 4:00 pm



South Beach \$1,899,000 - 461 2nd St #656t, San Francisco, CA 94107

Luxury living in the penthouse at the historic Clock Tower Building. This New York style loft designed by award winning architect David Baker boasts soaring cathedral ceilings, skylights, custom made steel shelving, authentic wool carpeting throughout and state of the art appliances including surround sound. The only unit in the building offering it's own roof deck, quests enjoy the panoramic

views of the city and this modern urban ambiance. The designer $\bar{\mbox{furnishings}}$ are negotiable in the price.

Type: Loft Condominium Beds/Bath: 1/2.0 Parking: 2 Approx. Sq. Ft.: 1623 (Per Owner) MLS: 399768

• Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



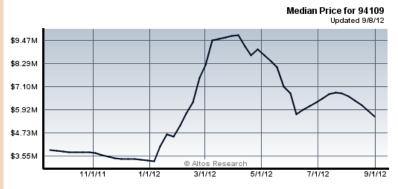
South Beach \$1,998,000 - 338 Spear St #35E, San Francisco, CA 94105

The Infinity Tower II Signature 2 Bedroom. View, location, and sizzle. This home located on the waterfront Embarcadero has it all. Sweeping views of the water and city skyline greet you as you enter. The home has custom hardwood floors, Studio Becker Cabinetry, and Bosch / Thermador appliances. The Infinity is located within a pleasant walk of the waterfront Embarcadero, Union Square,

Financial District and the tech-centric companies of SoMa. Public transportation and infrastructure are easily accessed from this central location. The Infinity is a 24 hour doorman building featuring roaming security, concierge, on site property management, indoor pool, 5000 sf gym, movie theater, business center, conference rooms and club room.

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 0 (Not Available) MLS: 39801

★ <u>Up North, Toward the America's Cup Viewing Area</u> Pac Heights, Lower Pac Heights, Russian/Nob/Telegraph Hills, Marina, Cow Hollow, Presidio



★ Open House Saturday 9/8/12 - 1:00 to 4:00 pm; Sunday 9/9/12 - 1:00 to 4:00 pm



Pacific Heights \$599,000 - 1701 Jackson St #302, San Francisco, CA 94109

Fabulous Pacific Heights condo with one bedroom, one bath + one car garage parking. Features include cherry wood floors, kitchen with granite counters & stainless appliances, custom built-ins including an in-home office & bedroom entertainment center, a large walk-in closet, a private balcony off of the living area & storage. Amenities at Pacific Place include 24 hour security, a resort-like out door pool & spa around a lush garden area and an onsite

gym. This mid-town location is within minutes to Nob Hill, Russian Hill and Cow Hollow's many shops and restaurants. Public transportation is a breeze since the Muni buses and cable car are nearby plus the Genentech, Google and Apple buses are within blocks of this property. Walkscore 98.

Type: Condominium Beds/Bath: 1/1.0 Parking: 1 Approx. Sq. Ft.: 743 (Per Tax Records) MLS: 400516



Nob Hill \$745,000 - 12 Auburn St, San Francisco, CA 94133

NOB HILL JEWEL BOX! Rarely available Single-Family Home in one of the City's premier neighborhoods. This charming 3-level home offers authentic period detailing from the 1920's, with high ceilings, tall windows, & exquisite darkened wood floors. Main level has been opened up to create a smooth flow btwn liv/din/kitchen. Renovated kitchen has granite counters, cherry cabinets, Bosch gas range,

stained glass wdw. At upper level, front bedroom features a wall-to-wall closet, dual-pane wdws, & Juliet balcony overlooking the street. Rear bedroom has walk-in closet and dual-pane wdw. Renovated bathroom w/Carrera marble, glass-enclosed shower, pedestal sink, skylight. The basement serves as a den/home office, & includes a Samsung steam washer.

Type: Single-Family Homes Beds/Bath: 2/1.0 Parking: 1 Approx. Sq. Ft.: 0 (Not Available) MLS: 399730



Nob Hill \$749,000 - 1218 Leavenworth #1, San Francisco, CA 94109

Rare opportunity to own a modern residence in the heart of Nob Hill! This home offers two bedrooms, 1 bath with a modern open floor plan, perfect for entertaining. The chef's kitchen is complete with custom cabinetry, granite countertops & stainless steel appliances. The home boasts exceptional details including custom moldings, hardwood floors, in unit laundry and deeded storage. Nestled in the heart of Nob Hill, one of San Francisco's most desirable use is just tense from charming shores & staring including.

neighborhoods, this luxurious residence is just steps from charming shops & eateries including the Nob Hill Market, & the many amenities of Polk Street.

Type: Condominium Beds/Bath: 2/1.0 Parking: 0 Approx. Sq. Ft.: 0 (Not Available) MLS: 400680

★ Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Russian Hill \$789,000 - 1438 Filbert St #401, San Francisco, CA 94109

One passes through the front gate that opens to the path leading to the main building front door. After taking the elevator to the top floor, the front door opens to the welcoming south-facing windows that bathe the unit with natural light. This wonderful 2 bd, 2 ba condominium with city views features fresh paint, refinished hardwood floors, and new carpeting. Whether barbequing on the common roof deck, which enjoys City and partial Bay views, or

lounging on the rear shared patio, one can enjoy all the outdoor space. This unit earns a nifty walkscore of 92 with its close proximity to the abundance of Polk Street restaurants, bars, retail stores, coffee shops, Alice Marble Tennis Courts, and public transportation.

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 1014 (Per Tax Records) MLS: 400470

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



\$850,000 - 125 Trenton St, San Francisco,



ĊA 94133

Great location with four unit above ground, and one bonus in law of 2 BD, 2BA. The inlaw is currently left Vacant for future buyer. Current Annual Gross Income without the inlaw = \$46,000. Inlaw estimate rental at \$1,500/month

Type: 4 Units MLS: 399361

👉 Open House Sunday 9/9/12 - 2:30 to 4:30 pm



Cow Hollow \$875,000 - 3126 Scott St #2, San Francisco, CA 94123

Price reduced! Spacious contemporary condominium located in prime Cow Hollow. Very close to Chestnut St. with shopping, dining and entertainment. This unit features an open living & dining area with wood-burning fireplace, airy white kitchen, 2 bedrooms and 2 bathrooms. There is also a common deck in the rear, building laundry area and garage parking.

Type: Condominium Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 1367 (Per Tax Records) MLS: 398523

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Pacific Heights \$949,000 - 3295 Clay St #4, San Francisco, CA 94115

Spacious Pacific Heights Two Bedroom One Bath Condominium located in elegant six unit building at the corner of Clay & Presidio Avenue. Wonderful floor plan featuring spacious living and dining rooms. Large updated kitchen with plenty of cabinetry and granite countertops. Private washer & dryer in hallway closet. Conveninetly located just a few blocks from the cafes and shops of Laurel Village & Sacramento Street.

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Pacific Heights \$1,195,000 - 1769 Broadway #5, San Francisco, CA 94109

Spacious beautiful remod. condo in charming court yard bldg. Lg liv. rm., formal dining rm., stunning remod. kit. w/granite counter tops, stainless appliances & hdw. flrs. 2 master suites, 2 remod. baths, high ceilings, crown moldings, recessed lights & beautiful hdw. flrs. Pristine condition, apprx. 1343 sq.ft. Laundry in bldg. and a huge private 2 car tandem garage (depending on car size). Excell. Pac. Hts. location. Walk to Union & Polk street shops & restaurants.

Type: Condominium Beds/Bath: 2/2.0 Parking: 2 Approx. Sq. Ft.: 1343 (Per Tax Records) MLS: 397149

Open House Sunday 9/9/12 - 1:00 to 3:00 pm



Lower Pacific Height \$1,295,000 - 3 Cottage Row, San Francisco,



CA 94115

Historic Cottage Row, total remodel, 10ft ceilings, gourmet kitchen, hardwood floors, marble baths, garden, park like setting.Walk score 100, Walker's Paradise!!!!!

Type: Single-Family Homes Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 1410 (Per Tax Records) MLS: 400344

open House Sunday 9/9/12 - 2:00 to 4:00 pm



Lower Pacific Height \$1,595,000 - 2683 Pine St, San Francisco, CA 94115

Charming Victorian home just 3 blocks to Fillmore. Enjoy outdoor living with a deck off the dining room leading to a lovely heated private patio and landscaped garden. This 2 level home features a spacious living room with decorative fireplace, formal dining room leading to a deck with gas for BBQ, high ceilings, hardwood floors, lovely details, 3 bedrooms, office, 2.5 baths. The remodeled kitchen has a Sub-Zero refrigerator, double ovens, Viking gas cook-top,

dishwasher, and a breakfast area off the kitchen. There is a 2 car garage plus 3rd parking across the driveway, an area for a gym and lots of storage. GREAT HOUSE at a terrific price!

 Type:
 Single-Family Homes
 Beds/Bath:
 3/2.5
 Parking:
 Approx. Sq. Ft.:
 2120 (Per

 Appraiser)
 MLS:
 400539

 </td

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Russian Hill \$1,690,000 - 1960 Jones St, San Francisco, CA 94133

New Price! Spectacular First Bay Tradition architecture Arts & Crafts house is a Russian Hill gem on prime corner lot (in the Maybeck style). Sophisticated cottage will delight & astound you. Light streams into this detached house w/ old growth redwood wainscoting, beams, ceilings, an impressive clinker brick fireplace, cozy inglenook, huge living rm, formal dining rm w/ built-in leaded glass cupboard, great for

entertaining. Sensible floor plan incl. 3 bedrooms, plus den/office, 3 bathrooms, eat-in kitchen w/ pantry, 2 car s/s garage with bonus room. Delightful sunny garden in the heart of the city, views, storage, expansion potential. The location has so much: cable cars, Lombard St, playgrounds, North Beach, Trader Joe's, the wharf.

Type: Single-Family Homes Beds/Bath: 3/3.0 Parking: 2 Approx. Sq. Ft.: 0 (Not Available) MLS: 396757

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Lower Pacific Height \$1,995,000 - 2094 Bush St, San Francisco, CA 94115

Grand 1878 SFD has been exquisitely renovated,(2012). High ceilings & windows on 3 sides provides spacious lightfilled feel. No common walls. Open Living Rm/Dining Rm and Kitchen/Family Rm, lends to a modern lifestyle in elegant Victorian setting. Off Fam. Rm, a sleek Wine Rm with racks for over 70 bottles, wet bar, wine frige. Kitchen: DCS 6 burner stove, Thermadore dishwasher, Fisher Paykel

fridge, Fridgidare stacked washer- dryer. All 4 bdrms are large & sunny w ample closet space. Spacious Mstr. Bth: designer tile, dbl sink, frameless shower doors. Freshly painted inside/out. Extensive concrete foundation work, roof maintenance by Lee Roofing,(good cond., June, 2012). Dble paned windows. Sq ft doesn't include lwr suite. Walk score: 100

Type: Single-Family Homes Beds/Bath: 4/3.5 Parking: 1 Approx. Sq. Ft.: 2346 (Per Tax Records) MLS: 398387



Pacific Heights \$3,600,000 - 1806 Vallejo St, San Francisco, CA 94123

This grand, fully-detached (light!) Victorian has an extraordinary facade intricately embellished. Inside, there are tall ceilings, hdwd flrs, & exquisite architectural detail throughout. Enter to the large foyer which leads to the triple parlor (flexible uses) shown as a LR-DR-Family Rm. Eat-in chef's kitchen w/grdn vu. Separate pantry & full BA. 4 Bdrms on the 2nd flr which may include master. Top flr Master suite

(or famly/media rm) w/part'l bay vus, vu deck, walk-in closet, remod. full ba & office/bdrm. Garage level has wine cellar, storage rm, workshop area, 2-car tandem pkg. Verdant grdn w/plum trees. XInt location w/ walk score of 95 - close to Union & Polk St. boutiques, shops & cafes plus schools on Bdwy & Vallejo.

Type: Single-Family Homes Beds/Bath: 5/3.5 Parking: 2 Approx. Sq. Ft.: 4020 (Per Tax Records) MLS: 397890

Open House Sunday 9/9/12 - 12:00 to 4:00 pm



Cow Hollow \$3,895,000 - 2750 Lyon St, San Francisco, CA 94123

Ideal Cow Hollow location overlooking San Francisco Presidio. 4 BR, 3.5 BA hm is the ultimate in urban chiccompletely remodeled w/EXPANDED SQ. FOOTAGE-fresh & elegant. Wonderfully laid out, this hm offers a gracious entrance & beautiful open staircase washed in natural light from dramatic skylights. Main IVI is comprised of a Irg LR w/beautiful limestone frpIc & tall windows w/Presidio & hen w/orean living/dising area w/outling edge applicators &

Golden Gate vus, state of the art kitchen w/open living/dining area w/cutting edge appliances & marble finishesincredible morning sun & lovely vus. The 3rd IvI boasts a Irg en suite mstr bdrm w/ beautiful marble BA, 2 additional BRs & BA. 4th BR & BA on the entry IvI leading to serene gdn--hrdwd flrs throughout & 2-car pkg. Epitome of SF style & elegance.

Type: Single-Family Homes Beds/Bath: 4/3.5 Parking: 2 Approx. Sq. Ft.: 0 (Not Available) MLS: 400290

Van Ness Corridor

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Van Ness/Civic Cente \$332,000 - 1483 Sutter St #613, San Francisco, CA 94109

View studio at The Sutterfield! South facing unit with downtown views this condo features a built in murphy bed, open kitchen, huge walk-in closet and a large bathroom. The Sutterfield is a full service building offering 24 hour security & concierge service, gym, sauna, outdoor spa & terrace. City living at it's best: close to City Hall and Civic Center as well as the shops and restaurants on Polk St, Fillmore St, Japantown and Union Square. One car deeded parking and

storage closet.

Type: Condominium Beds/Bath: 0/1.0 Parking: 1 Approx. Sq. Ft.: 530 (Per Tax Records) MLS: 400487

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Van Ness/Civic Cente \$499,000 - 368 Elm #104, San Francisco, CA 94102

The best of Hayes Valley/Civic Center! Exceptionally spacious Jr. 1 bedroom w/ designer finishes - bamboo floors, gas fireplace, floor to ceiling windows - the perfect SF home or pied-a-terre. The open kitchen features granite counters, Italian cabinets, & stainless Jenn-Air appliances. The decorator bath includes a glass vanity & bowl, mosaic tile and marble floor. Approx. 675 sq. ft. of living space - this

is the largest studio/1 bedroom in the building. The home includes a huge 12x25 private patio, inhome laundry, & 1 car parking. A boutique building w/ a gorgeous view roof deck. A WalkScore of 97 - Walkers Paradise! Convenient to Hayes Valley's dining, boutique shops and the arts and entertainment of Civic Center!

Type: Condominium Beds/Bath: 1/1.0 Parking: 1 Approx. Sq. Ft.: 675 (Condo Map)

MLS: 399743

★ Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Van Ness/Civic Cente \$639,000 - 77 Van Ness #505, San Francisco, CA 94109

Completed in 2009, this Hayes Valley residence is the perfect city retreat! This large unit offers a large open living room, & a luxurious spa like bath. Unique details include custom built in bookcase, grand oversized windows, a chef's kitchen complete with stainless steel appliances & bar seating, hardwood floors & generous storage & deeded storage). Building amenities include a stunning roof deck,

friendly door man (Monday through Friday) and one car deeded parking. Perfectly located in Hayes Valley, this home is steps away from the charming shops & restaurants of both Hayes Valley and the Castro. Excellent public transportation & freeway access make this home the perfect city home!

Type: Condominium Beds/Bath: 1/1.0 Parking: 1 Approx. Sq. Ft.: 947 (Per Tax Records) MLS: 400323

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Van Ness/Civic Cente \$829,000 - 368 Elm #407, San Francisco, CA 94102

Urban living right at the heart of cultural lifestyle a stones throw away from the Opera House, Ballet, Symphony, Asian Museum, where Civic Center meets Hayes Valley. Penthouse corner unit with views of St. Mary's Cathedral and Jefferson Park. This 2 bedroom/2 bath condo has 12 ft high ceilings that exudes a bright airy space you can call home. Enjoy a massage after a long days work in the

master bath which has the complete shower with five jets. The Designer bath has mosaic tiles and beautiful glass vanity bowl with Toto toilets and marble floors. The large master bedroom and guest room have berber carpets. Bamboo floors throughout the spacious living area and at the center of the living area is the soothing fireplace2 PARKING SPOTS

Type: Condominium Beds/Bath: 2/2.0 Parking: 2 Approx. Sq. Ft.: 1249 (Per Tax Records) MLS: 399934

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Van Ness/Civic Cente \$849,000 - 151 Alice B. Toklas Pl #708, San Francisco, CA 94109

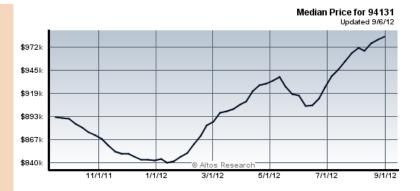
Dramatic, large 1 bedroom + enclosed SECOND SLEEPING area/den with big views! Soaring ceilings and historical character are reminiscent of NYC SOHO-style lofts. High end kitchen includes Bosch and Electrolux appliances. Duravit and Grohe bathroom features custom mill work, soaking tub, imported Italian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

🔺 <u>The Other Middle:</u>

Miraloma Park, Golden Gate Heights, Midtown Terrace, West Portal, Sunnyside, Glen Park



• Open House Saturday 9/8/12 - 12:00 to 1:00 pm; Sunday 9/9/12 - 1:00 to 4:00 pm



Clarendon Heights \$675,000 - 145 Graystone Ter, San Francisco, CA 94114

Light filled, spectacular, VIEW condo with large deeded private deck off open living room/dining room combo. The views are breathtaking from this coveted block of Clarandeon Heights! Mid century-architecturally unique building. 2 very spacious bedrooms. Remarkable amount of functional closet space plus large deeded stoarge room. Inunit laundry. Large eat-in kitchen. Beautiful hardwood floors

throughout. Garage, side by side parking. This condo is a gem and is not to be missed. Entering the building from Graystone, into the lobby, the unit is on the main level with no stairs. Centrally located between Cole, Noe, & Castro!

Type: Condominium Beds/Bath: 2/1.0 Parking: 1 Approx. Sq. Ft.: 1112 (Condo Map) MLS: 400326

• Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Miraloma Park \$715,000 - 136 Molimo Dr, San Francisco, CA 94127

Bright Miraloma Park mid-century modern open plan home with great curb appeal, hardwood floors and fireplace in well-lighted living room adjoining eat-in kitchen featuring skylight and custom eco-friendly flooring. Master ensuite half bath with large window view of rear yard. On the same level, two more bedrooms, one opening to expansive wood deck, barbeque area and lovely terraced yard. Interior access

down to laundry, with lots of storage space and huge garage. Come see this nicely upgraded home, close to school, 101 and 280 in wonderful family neighborhood.

Type: Single-Family Homes Beds/Bath: 3/1.5 Parking: 2 Approx. Sq. Ft.: 1097 (Per Tax Records) MLS: 399499

👉 Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Miraloma Park \$715,000 - 136 Molimo Dr, San Francisco, CA 94127

Bright Miraloma Park mid-century modern open plan home with great curb appeal, hardwood floors and fireplace in well-lighted living room adjoining eat-in kitchen featuring skylight and custom eco-friendly flooring. Master ensuite half bath with large window view of rear yard. On the same level, two more bedrooms, one opening to expansive wood deck, barbeque area and lovely terraced yard. Interior access

down to laundry, with lots of storage space and huge garage. Come see this nicely upgraded home, close to school, 101 and 280 in wonderful family neighborhood.

Type: Single-Family Homes Beds/Bath: 3/1.5 Parking: 2 Approx. Sq. Ft.: 1097 (Per Tax Records) MLS: 399499



400573

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Forest Hill Extensio

Type: Single-Family Homes Beds/Bath: 3/2.0 Parking: 2 Approx. Sq. Ft.: 1214 (Per Tax Records) MLS:

\$750,000 - 57 Cragmont Ave, San Francisco,

Charming Golden Gate Heights home! Living room w/fireplace, formal dining room, original eat-in kitchen, two bedrooms and one bathroom on main level. Bonus rooms and second bath down. Patio and terraced yard. Two car s/s garage, laundry and work bench in garage. One block to Golden Gate Heights Park, MUNI. See Virtual Tour ...!

\$875,000 - 421 Ulloa St, San Francisco, CA 94127

Complete Designer renovation. Open living/dining area, as well as, front seating room to dining/kitchen area. All new gourmet kitchen w/custom cabinets, quartz counters & G.E. Chef appliances(including wine cooler).Breakfast/wine bar seating open to the formal dining area. Two main-level bedrooms serviced by tile bathroom with whirpool tub and radiant heat floor. Lower bedroom with en suite bath (radiant

heat floor)+bonus room (bonus room offers flexible space for play, office or wine cellar). New electrical, plumbing, furnace & duct work. LED recessed lights w/dimmers. Custom spiral staircase. Selected artist metal work. Attached one car garage with 2+ off street parking. Fully landscaped w/fenced rear vard.

Golden Gate Heights

ČA 94116

Type: Single-Family Homes Beds/Bath: 3/2.0 Parking: 1 Approx. Sq. Ft.: 1387 (Per Tax Records) MLS: 400358

★ Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Midtown Terrace \$879,000 - 749 Panorama Dr, San Francisco, CA 94131

New price! Fabulous contemporary view home on a soughtafter block in Midtown Terrace. Ideally located next to a woodland & across the street from a greenbelt, this fully detached home offers the best of country living in the city. Wake up to the sounds of birds & enjoy soothing views of greeneries. Sweet dreams in absolute tranquility. Newly renovated & expanded, this bright & spacious home boasts

1815 sq ft of modern comfort. Open living/dining rooms with oversized windows & dramatic views of the woodland. Gourmet kitchen with abundant counter space, newer cabinetry & appliances. Updated systems, double-paned windows & hardwood floors. Level backyard. Close to top-rated elementary school, playground, Muni station & urban convenience

Type: Single-Family Homes Beds/Bath: 4/2.0 Parking: 1 Approx. Sq. Ft.: 1815 (Per Tax Records) MLS: 399243

╈ Open House Sunday 9/9/12 - 1:00 to 4:00 pm



Miraloma Park \$1,050,000 - 36 Juanita, San Francisco, CA 94127

Fabulous expanded Miraloma Park home. Great floorplan. Master on the entire upper level. Hardwood in main and master bedroom levels of home. Great natural lighting through sky lights and windows. Gourmet eat-in kitchen with built in pantry, Corian sink, granite counters, double oven (inc convection/microwave/oven in 1 unit), built-in recycling center & skylights. Master bathroom has hand painted tiles

and Jacuzzi tub. Large walk-in closet in master. Close to shopping and transit. Minutes from Miraloma and St Brendan's school and Miraloma Park and Mr. Davidson open space. 4th bd and 3rd bd may be unwarranted and may not be included in reported sq ft.

Type: Single-Family Homes Beds/Bath: 4/3.0 Parking: 2 Approx. Sq. Ft.: 1900 (Per Tax Records) MLS: 400316





Forest Hill \$1,495,000 - 298 Dorantes Ave, San Francisco, CA 94116

French Normandy inspired architecture combines elegant period details with recent renovations. Impressive foyer leads to dramatic sunken LR w/cathedral beamed ceiling, arched picture window, center frplc. DR w/wood accents leads to den/library with patio garden outlook. Renov eat in kitchen w/walk out garden has abundance of natural light. 2bd off hall + sunroom (home ofc) has custom built-ins &

potential as 3rd bd/children's study/play area. Original bath w/pedestal sink, separate tub. Master suite leads to large spa-inspired bath w/Carrera marble, Jacuzzi style tub, glass stall shower. LL w/ideal fam/media rm w/frplc;2 car pkg,laundry in basement. Great cul-de-sac flat block close to West Portal and local specialty food and wine shops.

 Type:
 Single-Family Homes
 Beds/Bath:
 3/3.5
 Parking:
 2
 Approx. Sq. Ft.:
 2923 (Per

 Appraiser)
 MLS:
 400253

 </t

Open House Sunday 9/9/12 - 1:00 to 4:00 pm



Glen Park \$1,850,000 - 57 Arbor St, San Francisco, CA 94131

VIEWS! This stunning contemporary home was built in 2001 on a grand scale with approximately 3,400 square feet of living space. Enjoy easy living in this elegant, light filled sanctuary with BIG VIEWS! Three bedrooms PLUS two extra BONUS rooms in lower level. Fabulous mezzanine off master suite. Two car garage. Large level yard with sand box and access from yard to Poppy Lane. Huge basement

area may have EXPANSION potential! Great commuter location, conveniently located close to Glen Park Village, BART and freeways.

Type: Single-Family Homes Beds/Bath: 3/3.5 Parking: 2 Approx. Sq. Ft.: 3400 (Per Tax Records) MLS: 400331

Open House Sunday 9/9/12 - 2:00 to 4:00 pm





Magnificent brand new construction (2012) estate offers luxurious space for living large and entertaining on a grand scale. All six bedrooms boast en-suite lux baths & 3 half baths. Features an elevator to 4 levels, & dramatic formal central staircase w/custom ironwork. Great Room w/ double height ceiling & mezzanine level for entertaining, w/walls of windows looking out to a verdant forest of towering

eucalyptus trees. Chef's kitchen w/gorgeous Carrera marble & walk-in pantry. Spacious lower level family/media room. Laundry room, wine storage room, aupair suite. Luxurious finishes, tiles, fixtures, and hardwood floors throughout. Excellent location on a lovely quiet block minutes from Forest Hill Muni station w/direct access downtown.

Type: Single-Family Homes Beds/Bath: 6/7.5 Parking: 2 Approx. Sq. Ft.: 5739 (Per Graphic Artist) MLS: 400622

★ Out West Toward the Beach Inner Sunset, Sunset, Richmond, Parkside



Richmond Side

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Lake Street \$629,000 - 186 5th Ave, San Francisco, CA 94118

Beautifully remodeled corner condominium that is bright and airy with hardwood floors, and a wonderfully flexible floor plan. Master bedroom has a full bathroom, with walk-in closet. ADDITIONALLY there is a den area with closet immediately adjacent to the living room that can be used as an in home office or additional sleeping area, PLUS a half bath. The Kitchen has stainless steel appliances, granite countertops, abundant cabinet space, and a separate

laundry room. This unit is walking distance to the Presidio, Laurel Village, Clement, Geary and California shopping, restaurants and transportation, and includes parking for 1 car.

Type: Condominium Beds/Bath: 1/1.5 Parking: 1 Approx. Sq. Ft.: 867 (Condo Map) MLS: 400460

Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 1:00 to 4:00 pm



Outer Richmond \$649,900 - 414 41st Ave, San Francisco, CA 94121

Charming home in prime outer Richmond location, near Pacific Ocean beach, MUNI, golf course, Legion of Honor Museum, shopping & restaurants. Main level has 2 bedrooms, 1 bath, Living room with warm detail & great light, formal dining room, updated eat-in kitchen and bathroom. Lower level a room and bath. Period details include wonderful facade,hardwood floors, period molding, bookcases & fireplace & more. Great natural light, garden,

patio & 1 car parking. Priced to sell; this one won't last!

Type: Single-Family Homes Beds/Bath: 2/2.0 Parking: 1 Approx. Sq. Ft.: 1550 (Per Tax Records) MLS: 400520

• Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



\$679,000 - 207 9th Ave, San Francisco, CA



94118

Charming Craftsman style home loaded with period detailing including box beam ceilings in the formal dining room, wood burning fireplace -beautiful soft wood floors. Two large bedrooms upstairs with large closets. Great light! A huge basement area for unwarrented office - storage -play room. garage??

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

 0
 Approx. Sq. Ft.:
 0 (Not Available)
 MLS:
 400475

Open House Sunday 9/9/12 - 1:00 to 4:00 pm



Central Richmond \$699,000 - 591 25th Ave, San Francisco, CA 94121

This single family home is located in the Central Richmond District. The lot is a large 2500 sq ft per the tax records while the tax records list the home at 1800 sq ft. (we have verified neither). The ground floor consists of a garage, laundry area, workshop and unwarranted toilet. The main floor has a large living room with alcove on the street, a lovely dining room toward the rear yard and a breakfast

room off of the kitchen. The top floor has a lovely bathroom along with two bedrooms. The front bedroom has an alcove. There is a sunroom off the rear bedroom. This home has hardwood floors and original detailing throughout.

Type: Single-Family Homes Beds/Bath: 2/1.0 Parking: 1 Approx. Sq. Ft.: 1800 (Per Tax Records) MLS: 400312

╈ Open House Sunday 9/9/12 - 1:00 pm to 5:00 pm



Central Richmond \$1,049,000 - 804 29th Ave, San Francisco, CA 94121

Pride of ownership and a great eye for design meet in this lovely home on the Golden Gate Park. The floor plan includes three bedrooms on the same level and a well executed family room that opens into a back yard. The home's large, updated kitchen also has a charming breakfast nook and lots of quality cabinet storage. Gleaming hardwood and parquet floors throughout and beautiful

period detail blend well with the contemporary updates the current owners undertook. The systems throughout this home have been upgraded to meet the needs of a modern buyer. Cat5 wiring, media hub and speakers in the family room, plus newer windows throughout are only a few features that distinguish this home.

Type: Single-Family Homes Beds/Bath: 3/2.0 Parking: 2 Approx. Sq. Ft.: 0 (Not Available) MLS: 400550

Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



Outer Richmond \$1,079,000 - 420 33rd Ave, San Francisco, CA 94121

Spacious house-like condominium with exceptional floorplan, luxury finishes, private garden and an ideal location on the Lincoln Park/Golf Course in the Central Richmond District. Two levels of living space, boutique 2 unit building, 2004 construction, hardwood flooring, professional kitchen with custom cabinets, ss appliances and a bright open living and dining area. 3 bedrooms on the

same level and a lower level off the garden area perfect as a family room or guest quarters/ 4th bedroom. As amazing alternative to a single family home and completely move-in ready! Steps from new grocery store, Lincoln Park and Golf Course and near the Legion of Honor.

 Type: Condominium
 Beds/Bath: 4/3.5
 Parking: 1
 Approx. Sq. Ft.: 2649 (Condo Map)

 MLS: 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395831
 395



Outer Richmond \$1,159,999 - 4631-4633 Balboa St, San Francisco, CA 94121

1920's Vintage.Huge view flats with immense garage and sub-basement. Although the property needs TLC, it has breathtaking views of Ocean Beach, Golden gate park polo fiels, Golf Courseand walking trails. Within walking distance to the Cliff House, Beach Chalet, schools, Safeway and Muni bus lines. Top unit owner occupied. Lower says They will vacate

A+ 2-unit bldg. Vacant! Top condition. Sunny, quiet. Upper: open LR/DR, fireplace, 3BR, 2BA. Lower on 2 levels: LR/DR, 2 fireplaces, 3BR, 3BA, fam rm, walk-out garden/patio. Great details: hdwd, granite, hi ceilings. Remod kitchens and baths. Big sunny garden. Huge front deck. 2-car pkg. Partner perfect or owner + income. Top location near Presidio, GG Pk, shops, dining, YMCA,

Type: 2 Units MLS: 397381

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Type: 2 Units MLS: 400489

Sunset Side

👉 Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Outer Parkside \$295,000 - 2090 Great Highway #106, San Francisco, CA 94116

Beach Lover's dream home located on the last block to Ocean Beach! This spacious & bright northeast corner unit offers the warm rays from the morning sunrise, views of the east, recently remodeled kitchen with granite counter tops and beautiful wood cabinets, hardwood floors in good-sized living room, dining area, and kitchen, well-kept comfortable sized bedroom with lots of closets, and full bath. This unit also offers one car garage parking and one car driveway parking. There is an elevator and laundry room in the building. Open Sunday from 2-4 p.m.

Type: Condominium Beds/Bath: 1/1.0 Parking: 1 Approx. Sq. Ft.: 739 (Per Tax Records) MLS: 400481

Central Richmond

playgrnds, transportation.

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Outer Sunset \$608,000 - 1674 43rd Ave, San Francisco, CA 94122

Bright & spacious home with an open floor plan. 2BR + Sunroom (with closet). Five skylights filter abundant natural lighting throughout the front rooms. Features: Lovely parquet & hardwood floors (recently refinished), fireplace, large kitchen w/refinished cabinets and the main bathroom was remodeled. The exterior and interior were recently painted. Lower level: Bonus room (legality unwarranted), laundry room, spacious 1-car garage & basement area.

(Additional off street parking on the driveway). Level back yard awaits personal landscaping plans. Walking distance to Noriega & 46th Ave. bus lines and N-Judah streetcar. Shopping, neighborhood restaurants, coffee shops and misc. conveniences nearby. Trust sale (no court confirmatio

Type: Single-Family Homes Beds/Bath: 2/1.5 Parking: 1 Approx. Sq. Ft.: 1495 (Per Tax Records) MLS: 400445



Outer Parkside \$625,000 - 2046 46th Ave, San Francisco, CA 94116

Adorable 3 bed/1 bath updated mid-century home. Bright sunny main level with large bedrooms and updated full bath with skylight, large living room, and huge kitchen with dining area surrounded by windows. Three skylights and oversized windows let in tons of natural light. The third bedroom has great views of the garden. Freshly painted inside and out in designer colors with refinished hardwood floors just blocks

from the beach. Huge, level garden with raised beds to grow your own... Seconds from public transportation, 2-car in-garage parking plus driveway.

Type: Single-Family Homes Beds/Bath: 3/1.0 Parking: 3 Approx. Sq. Ft.: 1214 (Per Tax Records) MLS: 400298

Open House Saturday 9/8/12 - 1:00 to 4:00 pm; Sunday 9/9/12 - 1:00 to 4:00 pm



Outer Sunset \$649,000 - 3525 Ortega St, San Francisco, CA 94122

Vacant English Entrance home with two bedrooms upstairs with a large dining area and full kitchen. The living room is quite large and has a fireplace. There are hardwood floors, four year old roof and updated electrical. There is a bedroom down. There is parking for one car, plenty of storage room, a laundry area and a large rear yard. Near the beach and Golden Gate park. Two elementary schools nearby as well as a middle school and new public library

(Ortega Street Branch) nearby.

Type: Single-Family Homes Beds/Bath: 3/1.0 Parking: 1 Approx. Sq. Ft.: 1214 (Per Tax Records) MLS: 400585

Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



Outer Parkside \$650,000 - 2151 46th Ave, San Francisco, CA 94116

First time on the market in over 30 years, this newly remodeled single family home features 2 bedrooms and 1.5 bathrooms on the main level with an additional legal room down. Lower level also features a wet bar and bathroom which may be unwarranted. One car garage and a huge backyard complete this wonderful home. Conveniently located only blocks away from the beach and transportation, and Noriega.

Type: Single-Family Homes Beds/Bath: 2/1.5 Parking: 1 Approx. Sq. Ft.: 1100 (Per Tax Records) MLS: 400517

• Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



Parkside \$668,000 - 2526 31st Ave, San Francisco, CA 94116

Parkside classic home a short walk from Pine Lake Park. Given loving care for over 50 years, this center patio home features two good sized bedrooms on the main floor. Newly re-finished hardwood floors extend through the large living room, formal dining room, Hall, both bedrooms and breakfast nook. The period bathroom includes tub and stall shower. An extra room downstairs was added with permit.

The large garage features open space with no vertical posts. This makes room for two cars, storage and offers the opportunity for expanded use. The terraced rear yard has many mature plants and bushes. New paint, a \$300 section one pest report and a 6 year old roof make this move-in ready home a real gem.

Type: Single-Family Homes Beds/Bath: 2/1.0 Parking: 2 Approx. Sq. Ft.: 1713 (Per Tax Records) MLS: 400355



Central Sunset \$698,000 - 1682 35th Ave, San Francisco, CA 94122

Well-maintained Central Sunset home conveniently located close to Noriega Street shops and restaurants, Sunset Blvd buses & Judah Street MUNI lines, Lawton Elementary School, and S.I. High School. Top floor offers living room with fireplace, formal dining room, eat-in kitchen, side patio, full bath with separate shower and tub, and two good-sized bedrooms in the back overlooking backyard. Bonus rooms &

bath down with one car garage and lots of space for storage.

Type: Single-Family Homes Beds/Bath: 3/2.0 Parking: 1 Approx. Sq. Ft.: 1200 (Per Tax Records) MLS: 399250

★ Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



Central Sunset \$719,000 - 1831 Moraga St, San Francisco, CA 94122

A classic Sunset home with great square footage at 1943 sqft. The home has 3 bedrooms & one bath on the main level. The lower level has a half bath and a entertaining room which also leads off to the back yard.

Type: Single-Family Homes Beds/Bath: 3/1.0 Parking: 1 Approx. Sq. Ft.: 1943 (Per Tax Records) MLS:

400347

👉 Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



Central Sunset \$749,000 - 1374 31st Ave, San Francisco, CA 94122

Adorable updated 1930's style home with amazing yard. Ideally located near Golden Gate Park and the N Judah. Barrel front formal living room with wood burning Fireplace and great light. Generous formal dining room with original detailing. Updated open kitchen with stainless appliances and large, bright breakfast room. Large beautifully landscaped yard with patio. Office/bonus room in the lower

level, legality unknown. Barn-style Office shed in garden with electrical and 2 Cat-5 lines/Ethernet. Large 2-car tandem garage and storage with good ceiling height . A great condo alternative with great expansion possibility! Walk To GG Park, N Judah, great restaurants and shops.

• Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



Parkside \$749,000 - 2191 33rd Ave, San Francisco, CA 94116

This exceptionally well maintained and updated 3 bedroom 2 bath home is only 2 block from the L Taraval, Muni lines and top rated schools. The main floor features; a living room with beautiful mantled fireplace and tall windows that stream in light, a formal dining room, remodeled kitchen with skylight and stainless steel appliance, two bedrooms and one bath. There are high ceilings, beautiful moldings and hardwood floors. The ground floor has a sitting room that

open to a walk out patio and garden and one bedroom with en suite bath. Completing this home is a large garage with parking for one car, laundry and ample storage.

 Type:
 Single-Family Homes
 Beds/Bath:
 3/2.0
 Parking:
 1
 Approx. Sq. Ft.:
 1550 (Per

 Appraiser)
 MLS:
 400590

 </t

★ Open House Saturday 9/8/12 - 2:00 to 4:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



Central Sunset \$749,000 - 1426 27th Ave, San Francisco, CA 94122

GORGEOUS and UPDATED! An exceptionally wellmaintained home w/original gum-wood details, in-laid hardwood floors, built-in cabinets and wood-burning fireplace. Bevelled-glass french doors separate gracious formal living room, dining room and formal entry. Two large bedrooms w/walk-in closets, a remodeled split bath. A brand new kitchen w/stainless steel appliances and separate

office/kitchen nook. Deck off kitchen. Recessed lights and updated electrical throughout. Deep, newly landscaped backyard. Large 2 + car tandem garage w/ expansive work area and ample storage. Located near Irving St. shopping, top-rated schools, NJudah & MUNI lines, GG Park, Sunset Rec. Center and UCSF. Straight shot to Market Street and Financial District.

Type: Single-Family Homes Beds/Bath: 2/1.0 Parking: 2 Approx. Sq. Ft.: 1380 (Per Tax Records) MLS: 400383

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Inner Sunset \$948,000 - 1818 8th Ave, San Francisco, CA 94122

Located on a coveted street this fantastic home offers greenery views and privacy with outlooks to Forest and Laguna Honda Reservoir. Enhanced with hardwood floors, remodeled baths and abundant natural light one feels immediately at home. Two spacious bedrooms and master bedroom grace the upper level combining original charm with modern upgrades. The main level offers eat-in kitchen,

ss appliances, granite counters, flexible living/dining area and wonderful outlooks. Lower level includes media/great room, home office, 2nd full bath (unwarranted) and separate entrance. 1-car pkg, washer+dryer, security system, and ample storage. Short distance to Irving St shopping. Golden Gate Park, UC Medical Center and transportation.

 Type:
 Single-Family Homes
 Beds/Bath:
 3/2.5
 Parking:
 1
 Approx. Sq. Ft.:
 1718 (Per

 Appraiser)
 MLS:
 400474

 </t

Open House Saturday 9/8/12 - 1:00 to 2:00 pm; Sunday 9/9/12 - 2:00 to 4:00 pm



Inner Sunset \$1,179,000 - 1763 12th Ave, San Francisco, CA 94122

Contemporary Custom Built View Home features an Open Floor Plan designed in SF Bay Area Style, bringing the Outdoors into the Home with its Wrap around Deck/Patio & Landscaped Garden. An Elusive Floor Plan Offering 3 Bedrooms & and 2 Bathrooms all on the same floor. Built for Entertaining the Remodeled Kitchen has Stainless Appliances, Gas Range, Granite Countertops & Opens to Both the Living and Dining Areas. Enjoy the Views of the

Marin Headlands, Golden Gate Bridge & Golden Gate Park. Downstairs You'll Find En Suite Bedroom/Media room, New Bathroom, an Acoustical Music Studio/Room, Laundry and Plenty of Storage. Convenient to Shopping, Transportation, Fine Restaurants, Golden Gate Park & the Selma Steps. Come see this home for yourself!

Type: Single-Family Homes Beds/Bath: 4/3.0 Parking: 2 Approx. Sq. Ft.: 2192 (Per Appraiser) MLS: 400456

Open House Sunday 9/9/12 - 2:00 to 4:00 pm



Inner Sunset \$1,250,000 - 1310-1312 15th Ave, San Francisco, CA 94122

Great location and excellent opportunity for partners or investors to own two spacious three bedroom and two bath flats in the Inner Sunset. Both units will be vacant at close of escrow. Dining/Living room with wood burning fireplace. Updated kitchen with eating area. Mostly double pane windows. Hardwood floors. Central heating system. Updated electrical and plumbing. Large two car garage with storage area. Full basement with a large family room. Close to

Golden Gate Park, UCSF Medical Center, Shopping on Irving Street and public transportation. 1st showing Sunday open house between 2:00 to 4:00 pm.

Type: 2 Units MLS: 400281

open House Sunday 9/9/12 - 2:00 to 4:00 pm



Inner Sunset \$1,769,000 - 1898 8th Ave, San Francisco, CA 94122

On a prime block in Inner Sunset & a half block to Forest Hill, this detached home offers close to 3,600 sq ft. There are wonderful Forest, City & water views. You can see the GGB from several rms. New construction in 1994, this home offers 4BR, office/sitting rm (4th BR), 3.5BA, formal entry w/gorgeous staircase, formal living rm, formal dining rm, remodeled eat-in kitchen, family rm, media rm, laundry rm

w/washer & dryer, 2 car side by side gar w/interior access + 4 car pk on driveway, walk-out decks, 2 fp's, landscaped garden/back yd w/irrigation & illumination systems, sauna, sports court, storage, sec sys, skylights, newly painted exterior, wired for sound in many rms, hardwood flrs, crown moldings, hi ceilings & recessed lighting.

Type: Single-Family Homes Beds/Bath: 4/3.5 Parking: 6 Approx. Sq. Ft.: 3594 (Per Tax Records) MLS: 399793

Kevin K. Ho, Esq.

Broker Associate | Vanguard Properties | Attorney

DRE 01875957 | SBN 233408 | kevinho.org

Office: 415.875.7408 | Cell: 415.297.7462 | 2501 Mission St., San Francisco, CA 94110

Facebook (/sfo.real.estate), Twitter (/kevho) YouTube (/kevho94122), and Photobucket/kevho1

