

**3700 DIVISADERO STREET #401
MARINA DISTRICT**

TOP FLOOR VIEW CONDOMINIUM
www.3700Divisadero-401.com



**OFFERED AT \$985,000
HOA DUES \$499.98/MONTH**

**2 BEDROOMS, 2 BATHS, 1 CAR PARKING
W/D, SKYLIGHTS, FIREPLACE, ELEVATOR**

3700 Divisadero #401 offers the best of the Marina—superb views, abundant natural light, 1990's construction and the exceptional benefit of an elevator building.

This residence offers advantages not found in the other units at 3700 Divisadero: windows on three exposures yielding views of the Bay and partial Golden Gate Bridge, Palace of Fine Arts, Pacific Heights hillside and Russian Hill. Skylights enhance the light and spaciousness, and recessed lights add drama in the evening.

Some floor plans just work—and this is one of them. The two bedroom suites are at opposite ends of the residence, and the master is ensuite with large closets. The well-equipped kitchen flows naturally into the dining area and living room. A lovely gas fireplace anchors the living room. Hardwood floors throughout unify the space.

Sotheby's
INTERNATIONAL REALTY

Rebecca Schumacher
Direct & eFax: 415.928.3800
rebecca.schumacher@sothebyshomes.com
www.schumacherproperties.com



Finishes are nicely chosen. The marble and granite baths include special upgrades in the master—a Toto Washlet, dual sinks and a steam shower. The master bedroom includes a wall of closets with well designed built-ins. Painted kitchen cabinets, granite countertops and stainless steel appliances (Miele dishwasher, Wolf gas range, GE refrigerator and microwave) add to the view from the kitchen.

A Kenmore washer/dryer is included in the unit. #401's deeded parking space is one of the best in the garage.

The property is conveniently located near the best of the Marina—Crissy Field, the Marina Greens, Saint Francis Yacht Club, Palace of Fine Arts, Fort Mason and the Presidio for a range of activities, and Chestnut Street for shopping, dining and socialization.

REMARKS

- Offers to be on SFAR contract, accompanied by letter of lender pre-approval and signed Disclosure Package Cover Page
- The Disclosure Package online link is available upon request
- Property taxes to be reassessed upon sale at the 2009-2010 tax rate (note: 2008-2009 rate was 1.163% of the purchase price)
- HOA dues of \$499.98 per month include building and HOA insurance, water, trash collection, building maintenance and management
- 2 small pets are allowed, actual weight is not specified in the CC&Rs
- View the Online Photo Brochure at: www.3700divisadero-401.com

PLEASE CONTACT:

Rebecca Schumacher, Listing Agent, Realtor®
Direct, Mobile & eFax: 415.928.3800
rebecca.schumacher@sothebyshomes.com
DRE #01756452

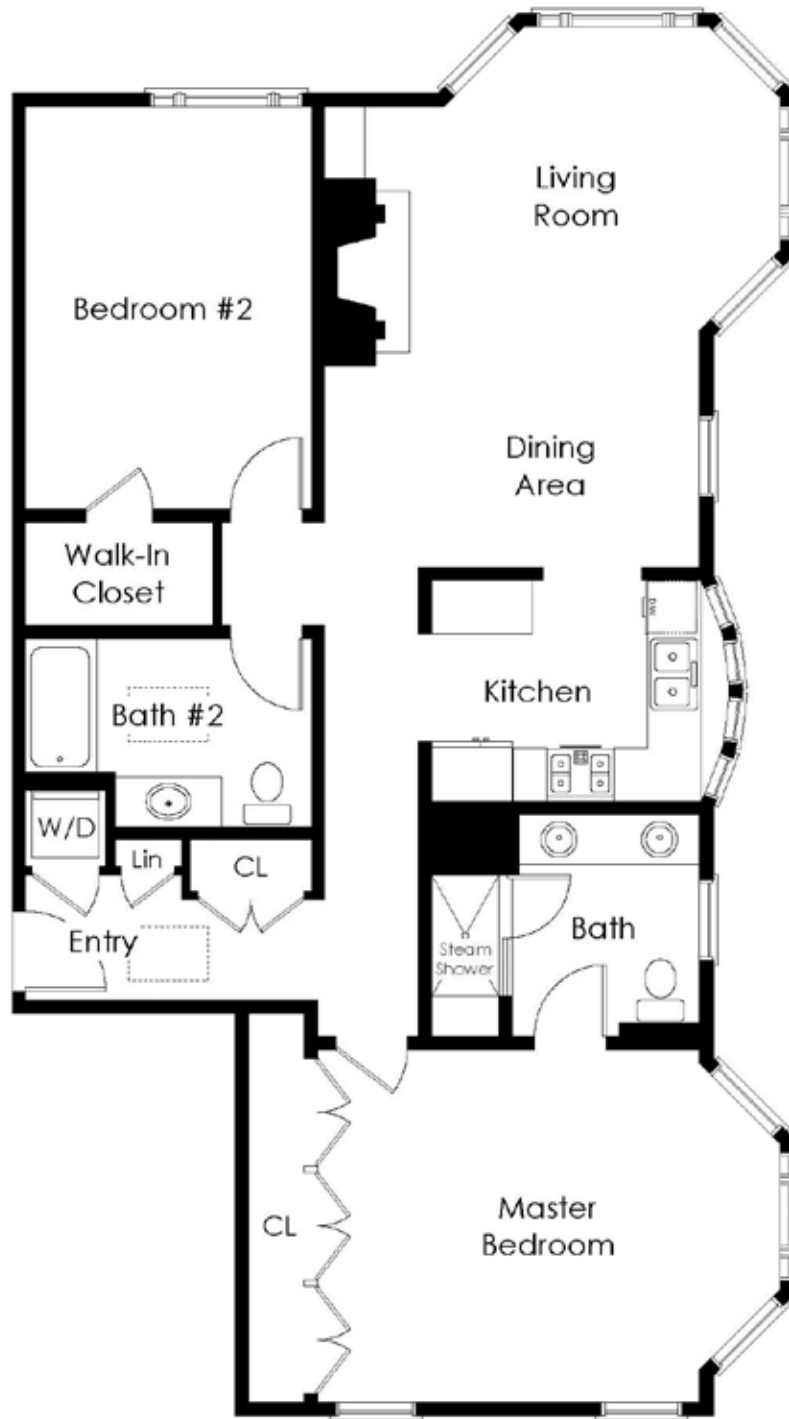
Sarah Schnepf, Realtor®
Direct: 415.901.1759
sarah.schnepf@sothebyshomes.com
DRE #01714260

www.schumacherproperties.com

This material is based upon information, which we consider reliable, but it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. © 2005 Sotheby's International Realty, Inc. EQUAL HOUSING OPPORTUNITY

Sotheby's
INTERNATIONAL REALTY

Rebecca Schumacher
Direct & eFax: 415.928.3800
rebecca.schumacher@sothebyshomes.com
www.schumacherproperties.com



3700 Divisadero Street #401

This material is based upon information, which we consider reliable, but it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice. © 2005 Sotheby's International Realty, Inc. EQUAL HOUSING OPPORTUNITY

Sotheby's
INTERNATIONAL REALTY

Rebecca Schumacher
Direct & eFax: 415.928.3800
rebecca.schumacher@sothebyshomes.com
www.schumacherproperties.com