



1930 EDDY STREET #302, SAN FRANCISCO
STYLISH CONDOMINIUM WITH CITY VIEWS





This light-filled one-bedroom condominium has the ultimate Walk Score of 96 from its Anza Vista location. Just off the Divisadero Corridor close to NOPA with boutique shopping, dining, cafes, and night life, this home is located on the top floor of a 15-unit building constructed in 1990. The modern floor plan is open and bright with windows on three sides for wraparound City views. Fresh paint, fine wood flooring, new carpeting, a chef's kitchen, and fireplace combine for the perfect place to call home. Additional amenities include a private view balcony, in-unit washer and dryer, garage parking for one car, plus a large common patio for outdoor entertaining. The best of City living awaits!





Summary of the Home

- Beautifully updated top-floor condominium in a 15-unit building built in 1990
- 1 bedroom and 1 bath with approximately 880 square feet (per floor plan artist)
- Desirable Anza Vista neighborhood (close to NOPA) with outstanding Walk Score of 96, Bike Score of 84, and Transit Score of 82
- Secure street entrance opens to a large foyer with garden atrium and elevator access
- Richly hued wood floors in the main living areas, new carpeting in the bedroom, and freshly painted throughout
- Spacious living room has a wood-burning fireplace outlined in ceramic tile and sliding glass door to a private balcony with north-facing views; expansive windows on two walls offer City views to the east and south
- Separate dining area with floor-to-ceiling windows on two walls and contemporary chandelier
- Stylish chef's kitchen has a wide opening with counter seating to fully connect with the living area; cherry-hued cabinetry is topped with black granite slab
- Appliances include a GE smooth-surface electric range, GE microwave, Whirlpool dishwasher, and Samsung refrigerator
- Sunny bedroom with carpeting, mirrored closet with organizers, and angled bay wall with three windows
- Remodeled bathroom has a skylight, slate tile flooring and matching slab countertop, plus glass-enclosed tub with overhead shower surrounded in tile
- Concealed laundry area with stacked Whirlpool washer/dryer
- Large common area patio for outdoor entertaining
- Garage parking for one car plus storage unit
- Shopping and dining nearby on Divisadero Street; convenient to notable parks including Alamo Square and Golden Gate Park; close to public transportation
- Homeowners Association dues of \$437.51/month include insurance, water, refuse removal, and common area utilities and maintenance



Offered at \$835,000

For additional photos please visit:

www.1930Eddy302.com

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