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Listing Summary

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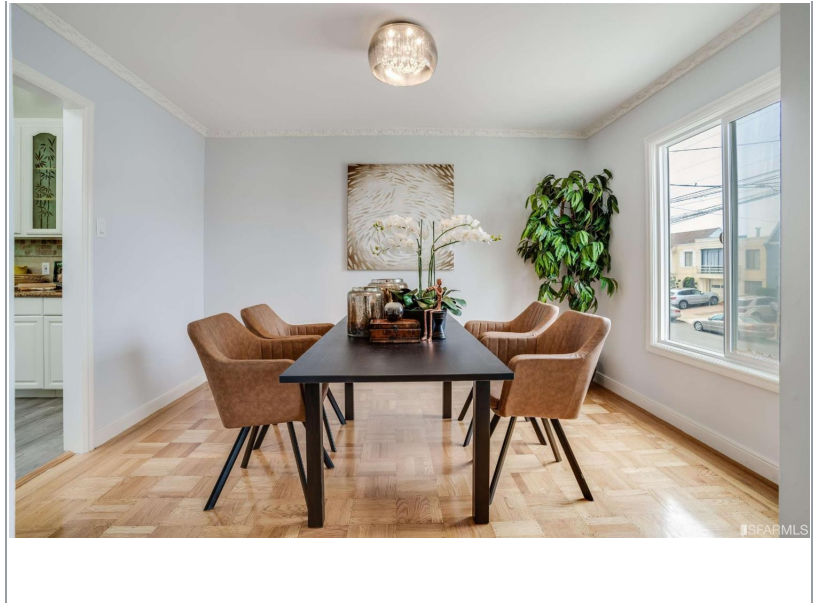
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Listing #505191 1820 29th Ave, San Francisco, CA 94122* **Closed** (10/22/20) **DOM/CDOM:** 43/43
\$1,190,000 (LP) **Bedrooms:** 2* **Bathrooms:** 2 (2 0) **SqFt:** 1162* **Lot Size SqFt:** 3000*
\$1,346,000 (SP) **Area/District:** 2E **Yr:** 1938* **Special Listing Conditions:** None **Total Parking Spaces:** 1
 Price/SqFt: **1,158.35**
 SP % LP: 113.11

Remarks

Great single family home located at central sunset district 29th Ave / Noriega St. This property features, 2 large bedrooms, one full bath, living room, kitchen, formal dining room, w/ fireplace on the top level and 2 extra bonus rooms, one full bath, small kitchenette at the lower level. Both top / lower level has access to the backyard and internal stairs access to the garage. Well maintained throughout, freshly painted inside, gorgeous refinished hardwood floors, all new stainless steel appliances. Good

Picture



[Pictures \(35\)](#)



RecMlsNumber

SFR00505191

Showing Information

Showing Instructions

Appointment Only, Call Listing Agent, Supra iBox, Leave Card

Occupant Type

Vacant

Directions to Property

www.182029thsf.com Call or text listing agent for more info

Publish To Internet

Yes

Show Address to Public

Yes

Private Remarks

Offers are due Wednesday 16th 2020 by 3 pm, please email signed PEAD-V prior to showing. It's on supra lockbox. All visitors must wear a protective face mask to follow NAR showing guidelines. Pre-sale escrow opened with Jayson Yambao at Chicago Title, Jyambao@ctt.com Showing agent, please use either remotes to turn ON/OFF Lamps throughout the property.

Agent and Office Information

Agent

David K Dai (ID: 804224) Primary:415-336-0166 Lic: 01403284

Office

CMM Global Realty (ID:CMMG) Phone: 415-336-0166 Office Lic.: 02066930

Closing Information

Close Price

1,346,000

Close Date

10/22/20

Listing Price

1,190,000

Pending Date

10/16/20

SP % LP

113.11

Original Price

1,190,000

Buyer Financing

Conventional

DOM/CDOM

43/43

Comments

Listing Date

08/30/20

Buyer Agent

Clay Gjevre (814974)

Buyer Office

Compass SF (COMP7PAR)

Buyer Co-Agent

Buyer Co-Office

Price, Dates and Commissions

On Market Date

09/03/20

Entry Date

09/02/20

Listing Date

08/30/20

Expiration Date

12/31/20

Original Price

1,190,000

Dual Variable Compensation

Yes

Commission to Buyer Office

Commission to Buyer Office

2.5

Listing Agreement

Exclusive Right To Sell

DOM/CDOM

43/43

Property Information

Status	Closed (10/22/20)		
Property Type	Residential	Property Subtype	Single Family Residence
Subtype Description	Full		
Approx SqFt	1,162*	SqFt Source	Assessor Auto-Fill
Lot Sq Ft (approx)	3,000*	Lot Acres (approx)	0.0689
Bedrooms	2*	Bathrooms (FP)	2 (2 0)
# of Rooms	5		
Year Built	1938*		
Stories	2		
Special Listing Conditions	None		

Property Location

County	San Francisco	APN	2065-004Y
Cross Street	Noriega St.		
Area/District	SF District 2		
Subdistrict	Central Sunset		

Interior Information

# of Fireplaces	1
Fireplace Features	Living Room, Wood Burning
Kitchen Features	Granite Counter, Remodeled, Skylight(s)
Appliances	Dishwasher, Self/Cont Clean Oven, Electric Range, Refrigerator
Flooring	Tile, Wood
Heating	Central
Laundry Features	Hookups Only, In Garage

Room Information

Room Type	Bonus Room, Den
Dining Room Features	Formal Room
Bath Features	Granite, Shower Stall(s), Tile, Remodeled
Entry Level	0
Lower Level	Bedroom(s), Dining Room, Full Bath(s)
Main Level	Bedroom(s), Dining Room, Full Bath(s), Kitchen, Living Room

Construction Information

Architectural Style	Contemporary
Construction Materials	Stucco, Wood, Wood Siding
Foundation	Concrete Perimeter
Roof	Tar/Gravel
Window Features	Window Screens, Dual Pane
Water Source	Public
Security Features	Smoke Detector

Parking Information

Total Parking Spaces	1
Parking Features	Garage Door Opener, Interior Access, Garage
Parking Type	On Site (Single Family Only)

Lot Information

Distance To Public Transportation	1 Block
Distance To Shopping	2 Blocks
Lot Features	Landscape Back, Landscape Front, Shape Regular

Outdoor Information

Patio And Porch Features	Deck(s)
Fencing	Fenced Yard

Association Information

Association Fee	\$0
Current Rent	\$0

School Information

School District (County)	San Francisco
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Green Information

Green Verification Rating	0
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Financial Information

City Transfer Tax Rate	0.00
County Transfer Tax Rate	0.00
Possession	Close Of Escrow

2nd Unit Information**Other Listing Information**

Disclosures/Documents	Disclosure Package Available, TDS Available, Environmental Hazards Report, Preliminary Title Report
Concessions Amount	\$0
Parking Fee \$	\$0.00
Parking Access	Independent
Listing Service	Full Service
Show To VOW	Yes

Show Address on VOW Yes
Show AVM on VOW Yes
Show Comments on VOW Yes

Privileged Information

Photos Provided By Agent
Publish To Internet Yes
Approved Yes
Longitude / Latitude -122.486984 / 37.753296
Show Address to Public Yes
Show Address to Client Yes
Agent Hit Counter 688
Public/Client Hit Counter 45

Partner Hit Counters

MLS	Agent Hit Counter	Public Hit Counter
BARI	560	44
SACM	549	44
SFAR	688	45
	1797	133

Days in Escrow 0

* Denotes information autofilled from tax records.

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U.S. Patent 6,910,045

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