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**Listing Summary**

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Listing #472556 2733 Noriega St, San Francisco, CA 94122\* **Closed** (08/21/18) **DOM/CDOM:** 54/54  
**\$1,698,000 (LP)**  
**\$1,700,000 (SP)** **Bedrooms:** 5 **Bathrooms:** 4 (4 0) (FP) **SqFt:** 2180 **Lot Size SqFt:** 2321\*  
 Price/SqFt: **779.82** **Area/District:** 2E **Yr:** 1949\* **Total Parking Spaces:** 1  
 SP % LP: 100.12

**Remarks**

Beautiful 5beds/4baths home with amazing ample storage and large garage in Desirable Central Sunset Location! Modern upgrades, Open-floor-plans with elegant living room, w/fireplace opens to spacious formal dining room, kitchen w/ lots of cabinets; Multiple access points to private backyard making indoor-outdoor living ideal. Gorgeous Redwood patio /decks! Features w/3 Master suites/ great for large family or living one level and rent out second floor.

**Picture**



[Pictures \(32\)](#)



**RecMlsNumber** SFR00472556

**Showing Information**

**Showing Instructions** Go Directly, Supra iBox, Leave Card

**Occupant Type** Vacant  
**Publish To Internet** Yes  
**Show Address to Public** Yes

**Private Remarks** Easy to show with Supra iBox, Offers reviewed as presented. Please email disclosure request, questions & offers to MyAgentdd@Gmail.com / Pre-sale escrow opened w/Chicago Title Located at 333 Gellert Blvd, Ste 138 Daly City. Jayson Yambao at: 650-581-2180 www.2733noriegastsf.com

**Agent and Office Information**

**Agent Office** David K Dai (ID: 804224) Primary:415-336-0166 Lic: 01403284  
 CMM Global Realty (ID:CMMG) Phone: 415-336-0166 Office Lic.: 02066930

**Closing Information**

<b>Close Price</b>	1,700,000	<b>Close Date</b>	08/21/18
<b>Listing Price</b>	1,698,000	<b>Pending Date</b>	08/14/18
<b>SP % LP</b>	100.12	<b>Original Price</b>	1,498,000
<b>Buyer Financing</b>	Conventional	<b>DOM/CDOM</b>	54/54
<b>Comments</b>		<b>Listing Date</b>	06/21/18
<b>Buyer Agent</b>	Laura Lanzone (807162)	<b>Buyer Office</b>	Paragon Real Estate Group (PARA5)
<b>Buyer Co-Agent</b>		<b>Buyer Co-Office</b>	

**Price, Dates and Commissions**

<b>On Market Date</b>	06/21/18	<b>Entry Date</b>	06/21/18
<b>Listing Date</b>	06/21/18	<b>Expiration Date</b>	08/31/18
<b>Original Price</b>	1,498,000	<b>Dual Variable Compensation</b>	Yes
<b>Commission to Buyer Office</b>	2.5		
<b>Listing Agreement</b>	Exclusive Right To Sell		
<b>DOM/CDOM</b>	54/54		

**Property Information**

<b>Status</b>	<b>Closed</b> (08/21/18)	<b>Property Subtype</b>	Single Family Residence
<b>Property Type</b>	Residential	<b>SqFt Source</b>	Architect
<b>Approx SqFt</b>	2,180	<b>Price / SqFt</b>	779.82

<b>Lot Sq Ft (approx)</b>	2,321*	<b>Lot Acres (approx)</b>	0.0533	<b>Lot Size Source</b>	(Assessor Auto-Fill)
<b>Bedrooms</b>	5	<b>Bathrooms (FP)</b>		4	(4 0)
<b># of Rooms</b>	8				
<b>Year Built</b>	1949*				
<b>Stories</b>	2				

**Property Location**

<b>County</b>	San Francisco	<b>APN</b>	2071022B
<b>Cross Street</b>	34th / 35th Ave		
<b>Area/District</b>	SF District 2		
<b>Subdistrict</b>	Central Sunset		
<b>Zoning</b>	RH-1		

**Interior Information**

<b># of Fireplaces</b>	1
<b>Fireplace Features</b>	Electric, Living Room
<b>Kitchen Features</b>	Breakfast Area, Granite Counter, Remodeled
<b>Appliances</b>	Dishwasher, Disposal, ENERGY STAR Qualified Appliances, Gas Water Heater, Hood Over Range, Gas Range, Refrigerator
<b>Flooring</b>	Tile, Wood
<b>Heating</b>	Baseboard, Central, Electric, Gas
<b>Laundry Features</b>	In Garage, Washer/Dryer Included

**Room Information**

<b>Living Room Features</b>	Open Beam Ceiling
<b>Dining Room Features</b>	Formal Room, Dining/Living Combo
<b>Bath Features</b>	Low-Flow Toilet(s), Shower Stall(s), Skylight/Solar Tube, Tile, Tub w/Shower Over, Remodeled
<b>Entry Level</b>	0
<b>Lower Level</b>	Bedroom(s), Family Room, Full Bath(s), Master Bedroom
<b>Upper Level</b>	Bedroom(s), Dining Room, Full Bath(s), Kitchen, Living Room, Master Bedroom

**Construction Information**

<b>Architectural Style</b>	Contemporary
<b>Construction Materials</b>	Ceiling Insulation, Partial Insulation, Stucco, Wood, Other
<b>Foundation</b>	Concrete, Slab
<b>Window Features</b>	Window Screens, Dual Pane
<b>Electric</b>	220 Volts in Laundry
<b>Water Source</b>	Public
<b>Security Features</b>	Smoke Detector
<b>Other Equipment</b>	Intercom

**Parking Information**

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

**Lot Information**

<b>Distance To Public Transportation</b>	1 Block
<b>Distance To Shopping</b>	2 Blocks
<b>Lot Features</b>	Landscape Back, Shape Regular
<b>Topography</b>	Level

**Outdoor Information**

<b>Patio And Porch Features</b>	Deck(s), Patio(s)
<b>Fencing</b>	Fenced Yard

**Association Information**

<b>Association</b>	No
<b>Association Fee</b>	\$0
<b>Current Rent</b>	\$0

**School Information**

<b>School District (County)</b>	San Francisco
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**Green Information**

<b>Green Verification Rating</b>	0
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**Financial Information**

<b>City Transfer Tax Rate</b>	0.00
<b>County Transfer Tax Rate</b>	0.00
<b>Home Warranty</b>	No
<b>Possession</b>	Close Of Escrow

**2nd Unit Information****Other Listing Information**

<b>Disclosures/Documents</b>	Disclosure Package Available, Environmental Hazards Report, Preliminary Title Report, Transfer Disclosure Statement
<b>Concessions Amount</b>	\$0
<b>Parking Fee \$</b>	\$0.00
<b>Parking Access</b>	Independent
<b>Listing Service</b>	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** -122.493134 / 37.753292  
**Show Address to Public** Yes  
**Show Address to Client** Yes  
**Agent Hit Counter** 1,012  
**Public/Client Hit Counter** 97

**Partner Hit Counters**

MLS	Agent Hit Counter	Public Hit Counter
SFAR	1012	97
	1012	97

**Days in Escrow** 0

\* Denotes information autofilled from tax records.

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U.S. Patent 6,910,045

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