

# Single-Family Homes Client Detail Report

Listings as of 11/15/08 at 8:16pm

Page 1

**MLS#: 342492 Sold 63 Princeton St San Francisco 94134 Portola \$ 748,000**



Single-Family Homes **LD:** 05/30/08 **D/S:** 10/F  
**Cross Street:** Silver **Map:** CS50  
**Blk/Lot/APN:** 5863017 **Zoning:** RH-1(D)  
**BD:** 3 **BA:** 1.50 **Pkg:** 3 T N **#Rms:** 6 **Yr Blt:** 1941  
**~SqFt:** 1610 Per Owner **\$/SF:** 450.31  
**HOA:** No **HOA Dues:** 0.00 **Paid:**  
**HOA Name:** **HOA Phone:**  
**Builder/Architect:**  
**Hm Protect Plan:** No **Pending Lit:** No **Probate:** No **Court:** No

**Directions:** West on Silver, right on Princeton.

**Marketing Remarks:** REDUCED! This unique, McLaren Park Terr. home is approx. 95% detached w/ lt pouring in from all sides. This sunny residence offers: 3bds/1.5bas, remodeled kitch., b'fast rm w/huge skylt, FDR, LR w/wood-brng fplc, deck attached to upper lvl BRs, 3-car garage w/tons of storage, & low maint yard. Add'l features incl: dbl paned windows, refinished hwdw flrs, 3 skylts, new int/ext paint, crown moldings & detailing, copper piping, & updated electrical. This home is immaculate, don't miss!

<b>Show</b> Appointment Only	<b>Show</b> Call Listing Agent	<b>Posses</b> Close of Escrow	<b>Park</b> Garage	<b>Park</b> Auto Door
<b>Park</b> Interior Access	<b>Type</b> Full	<b>Type</b> Semi-Attached	<b>Type</b> 2 Story	<b>Style</b> Spanish/Med
<b>Exter</b> Stucco	<b>Main</b> 2 Bedrooms	<b>Main</b> 1 Bath	<b>Main</b> Living Room	<b>Main</b> Dining Room
<b>Main</b> Kitchen	<b>Lower</b> 1 Bedroom	<b>Lower</b> .5 Bath/Powder	<b>Views</b> Partial	<b>Kitchn</b> 220 Volt Wiring
<b>Kitchn</b> Gas Range	<b>Kitchn</b> Hood Over Rang	<b>Kitchn</b> Built-In Oven	<b>Kitchn</b> Self-Cleaning Ov	<b>Kitchn</b> Refrigerator
<b>Kitchn</b> Ice Maker	<b>Kitchn</b> Freezer	<b>Kitchn</b> Dishwasher	<b>Kitchn</b> Microwave	<b>Kitchn</b> Garbage Dispos
<b>Kitchn</b> Corian Counter	<b>Kitchn</b> Breakfast Room	<b>Kitchn</b> Pantry	<b>Kitchn</b> Skylight(s)	<b>Kitchn</b> Remodel
<b>Dining</b> Formal	<b>Oth Rm</b> Basement-Full	<b>Oth Rm</b> Storage	<b>Cons</b> Wood Frame	<b>Roof</b> Bitumen
<b>Heat</b> Central Heating	<b>Heat</b> Gas	<b>Laund</b> 220 Volt Wiring	<b>Laund</b> Hookups Only	<b>Laund</b> In Basement
<b>Misc</b> Landscaping-Froi	<b>Misc</b> Fenced Yard	<b>Misc</b> Deck(s)	<b>Misc</b> Double Pane Wir	<b>Misc</b> Window Screens
<b>Misc</b> Storage Area(s)	<b>Misc</b> Smoke Alarm(s)	<b>Misc</b> Cable TV	<b>Floors</b> Hardwood	<b>Floors</b> Parquet
<b>Floors</b> Tile	<b>Fplcs</b> 1	<b>Fplcs</b> Wood Burning	<b>Fplcs</b> Living Room	<b>Ba Typ</b> Shower and Tub
<b>Ba Typ</b> Stall Shower	<b>Ba Typ</b> Tile	<b>Lot</b> Irregular	<b>Drive</b> Paved Driveway	<b>Drive</b> Paved Sidewalks
<b>Discls</b> Prelim Title Repo	<b>Discls</b> RE Transfer Disc	<b>Discls</b> Sellers Sup to TC	<b>Discls</b> Env Hazards Rep	<b>Discls</b> Lead Hazard Dis
<b>Discls</b> Strctrl Pst Cntr R	<b>Water</b> Water-Public	<b>Water</b> Water Heater-Ga	<b>Water</b> Sewer System-Pt	<b>Trans</b> 1 Block

**Tour Date:** **Time:** **Lockbox Only:** **Price Reduction:**

**Remarks:**

**Open House Date:** **Time:** 12:00 am - 12:00 am

**Remarks:**

**Dimensions:** **Living:** **Dining:** **Family:** **Kitchen:** **Master Bed:**

**Pending Date:** 10/05/08 **Sold Date:** 10/13/08 **Sale Price:** 725,000 **DOM:** 128

Presented By: Michael R Ackerman / Zephyr Real Estate

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