



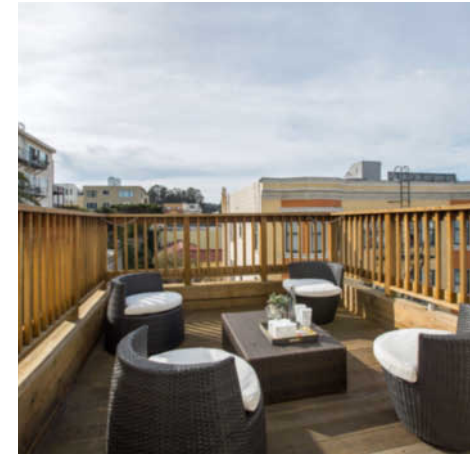
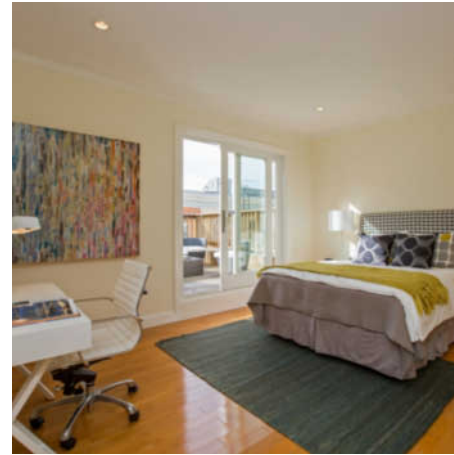
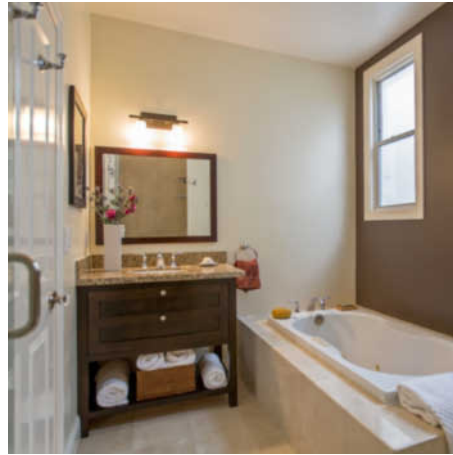
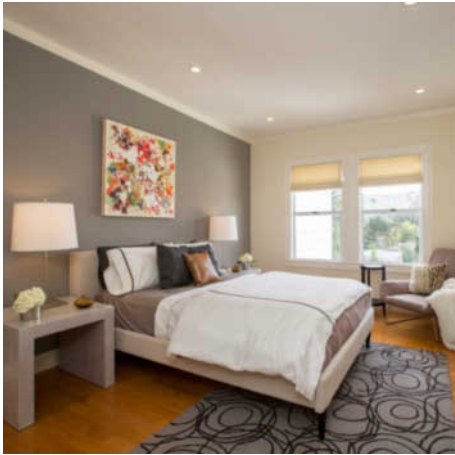
**PRIDE OF OWNERSHIP 3-UNIT BUILDING WITH GARDEN**  
3135-3137 Divisadero Street, San Francisco, CA 94123

**Sotheby's**  
INTERNATIONAL REALTY



*Offered at \$2,750,000*





- #3135 Renovated 2-bedroom, 1-bath upper flat with wood-burning fireplace, west deck, approx. 1,568 sq.ft.\*, vacant and staged
- #3137 Renovated middle flat with 2 bedroom, 2 bath, wood-burning fireplace, garden access, approx. 1,714 sq.ft.\*, tenant pays \$4,671/mo. as of 3/1/15
- #3137A Garden apartment with 1 bedroom, 1 bath, approx. 685 sq.ft.\*, tenant pays \$2,350/mo.
- A total of approx. 3,957-3,967 sq.ft.\* conditioned living space on an approx. 27.5' x 137.6' lot\*\*
- #3135 has its own washer/dryer; #3137 and 3137A share a washer/dryer accessed via a rear internal staircase
- 2 car tandem parking in garage; not currently leased
- Large west-facing garden
- Substantial basement for storage and/or expansion potential
- No eviction history
- Recurring expenses include water, refuse collection, building insurance and gardener; these have averaged \$6,781

3135-3137 Divisadero is a well maintained three-unit building with two beautifully renovated full floor flats plus legal garden apartment. The location enjoys a Walkscore of 96 thanks to its proximity to both Marina and Cow Hollow attractions.

#3135 is an ideal owners' unit with its superb light and glimpses of Alcatraz from the main entertaining rooms. Finishes are transitional, clean-lined and yet respect the 1920's vintage of the building. Natural light is abundant and recessed lighting provides atmosphere for evenings.

The living-dining-kitchen areas flow easily thanks to a graciously open floor plan with large doorways to create just the right degree of room separation. Both the generous living room with its fireplace and dining room enjoy a wall of east-facing windows. The gourmet kitchen offers neutral granite counters with a Viking Pro gas cooktop and hood, Viking refrigerator, Bosch dishwasher, plus oven, and microwave. The spacious island for dining and socializing also houses a wine refrigerator. Outlooks are north and west, allowing for glimpses of Alcatraz and even the Golden Gate Bridge.

One of the two west-facing bedrooms opens

directly to the deck. The hall bath is finished with similar materials, neutral and natural, and offers tub and separate shower stall. Washer and dryer are in the laundry room off the hall.

The larger middle flat, #3137, has been remodeled to the same level of quality with similar finishes to that of #3135. The garden unit has not been remodeled by the current owners and may offer potential for expansion into the basement (consult with your architect).

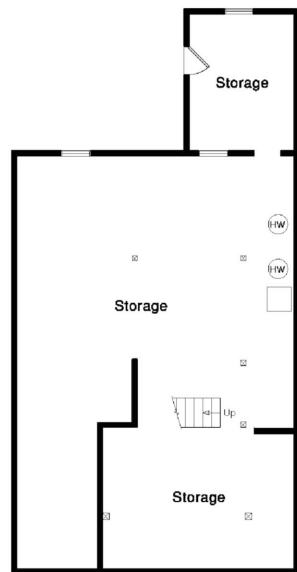
#### NEIGHBORHOOD

The vibrant Cow Hollow and Marina Districts enjoy access to both nature's beauty and the thriving neighborhood street of Chestnut, which along with nearby Fillmore, Union and Polk Streets, offers some of the City's most wonderful shopping and restaurants.

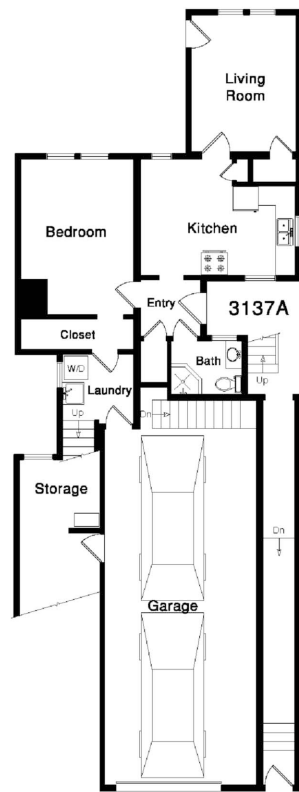
Marina attractions include the Palace of Fine Art, Marina Greens, St. Francis Yacht Club and Crissy Field with promenade leading to the base of the Golden Gate Bridge. The Presidio National Recreation Area, with its sport facilities and trails, is enjoyed by many

Marina residents. Fort Mason's Sunday Farmer's Market, plus its art galleries and special events venues, are major pluses for the neighborhood.

[www.3135-3137Divisadero.com](http://www.3135-3137Divisadero.com)



Basement Storage



Garden Apartment #3137A



Middle Flat #3137



Upper Flat #3135

REMARKS

- \*Square footage is per tax record and 2014 appraisal. \*\*Lot size is per Preliminary Title Report. Neither Seller nor Broker warrant square footage or other measurements; Buyer is advised to investigate.

- Recurring expenses include water, refuse collection, building insurance and gardener; these have averaged \$6,781 per year over the last two years.

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