

# Condo/Coop/TIC/Loft Broker Tours Report

Listings as of 01/13/17 at 2:06pm

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<b>#:</b> 453608 <b>Active</b>	<b>27 Caire Ter San Francisco 94107</b>	<b>Potrero Hill</b>	<b>\$ 929,500</b>
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<b>Type:</b> Condominium	<b>List Date:</b> 01/13/17	<b>OMD:</b> 01/13/17	<b>D/S:</b> 9/E
<b>Cross Street:</b> 25th street	<b>Map:</b> CU46		
<b>Blk/Lot/APN:</b> 4221A006	<b>Zoning:</b>		
<b>BD:</b> 3	<b>BA:</b> 2	<b>Pkg:</b> 1	<b>Pkg Type:</b> Designated
<b>~SqFt:</b> 1090	<b>Tax No Autofill</b>	<b>\$/SF:</b> 852.75	<b>Year Built:</b> 1984
<b>Floor #:</b>	<b># of Units in Bldg:</b> 120		
<b>HOA:</b> Yes	<b>HOA Dues:</b> 243.00	<b>Paid:</b> Monthly	
<b>HOA Name:</b> Parkview Heights HOA		<b>HOA Phone:</b>	
<b>Builder/Architect:</b>			
<b>Probate:</b> No	<b>Court:</b> No	<b>Pend Lit:</b> No	
<b>Short Sale:</b> No	<b>REO:</b> No	<b>Hm Prot PI:</b> No	

**Directions:** Going up 25th street you turn left onto coral, then left on carolina and then you will reach caire

**Marketing Remarks:** Welcome home to Potrero Hill! This 3 bed/2 bath townhome with its own garage & backyard is part of a Planned Unit Development (PUD). First Floor- Master Bedroom and bath, hardwood flooring throughout the living and dining room with access to the deck with a beautiful view of the bay and the city! Cathedral ceilings! In the kitchen you will find a quartz countertop, and stainless steel appliances. Downstairs: 2nd master bedroom, 2nd bathroom, third bedroom, laundry area, and access to the back deck. Very low HOA dues, private garage, and a beautiful location in the city! Close to shops, easy access to the freeway, and lots of local restaurants.

**Agent Only Remarks:** Disclosures by email request to gina@foundersrealty.com. Please call/text Gina @415-418-9086 w/questions. Offers, are due by 12 noon on Weds, 1/25. Pre-sale escrow with Georgine Lonero at Stewart Title, escrow # 01180-253846. This is a regular sale, but the Mayor's Office of Housing has a right of first refusal for up to 45 days so the escrow period needs to be 60 days. Here's the MOH's website if you'd like more information on the City 2nd Loan Program: <http://sfmohcd.org/city-second-loan-program>.

<b>Parking:</b> Attached	<b>Parking:</b> Guest Spaces	<b>Parking:</b> Garage	<b>Show:</b> Appointment Only	<b>Show:</b> Call Listing Agent
<b>Show:</b> Call Listing Office	<b>Posse:</b> Close of Escrow	<b>Type:</b> Townhouse	<b>Type:</b> 2 Level	<b>Style:</b> Traditional
<b>Exter:</b> Wood Siding	<b>Main:</b> 1 Bath	<b>Main:</b> 1 Master Suite	<b>Main:</b> Living Room	<b>Main:</b> Dining Room
<b>Main:</b> Kitchen	<b>Lower:</b> 1 Bedroom	<b>Lower:</b> 1 Bath	<b>Lower:</b> 1 Master Suite	<b>Views:</b> Panoramic
<b>Views:</b> City Lights	<b>Views:</b> Water	<b>Views:</b> Bay	<b>Views:</b> San Francisco	<b>Floors:</b> Partial Carpet
<b>Floors:</b> Hardwood	<b>Ba Typ:</b> Shower and Tub	<b>Ba Typ:</b> Shower Over Tub	<b>Ba Typ:</b> Stall Shower	<b>Ba Typ:</b> Tile
<b>Kitchn:</b> Electric Range	<b>Kitchn:</b> Cooktop Stove	<b>Kitchn:</b> Refrigerator	<b>Kitchn:</b> Dishwasher	<b>Kitchn:</b> Microwave
<b>Dining:</b> Lvng/Dng Rm Con	<b>Living:</b> View	<b>Living:</b> Cathedral/Vaulted	<b>Living:</b> Deck Attached	<b>Found:</b> Concrete Perimet
<b>Cons:</b> Wood Frame	<b>Roof:</b> Composition	<b>Heat:</b> Central Heating	<b>Heat:</b> Gas	<b>Laund:</b> Washer/Dryer
<b>Laund:</b> In Laundry Room	<b>Laund:</b> In Closet	<b>Lot:</b> Regular	<b>Drive:</b> Paved Driveway	<b>Discls:</b> Disclosure Pkg A'
<b>Comm:</b> Playground	<b>Hoafee:</b> Ext Bldg Maintenz	<b>Hoafee:</b> Grounds Maintenz	<b>Hoafee:</b> Outside Managem	<b>Trans:</b> 2 Blocks
<b>Shop:</b> 4+ Blocks				

**Brokers Tour Date:** 01/17/17      **Time:** 02:00 - 03:30      **Lockbox Only:** N      **Price Reduction:** No

**Remarks:** come and see ! 3 bedroom 2 bath home! views of the bay!

**Open House Date:** 01/14/17      **Time:** 12:00 pm - 4:00 pm

**Remarks:** Come and see this beautiful townhouse! Views of the city! 3 bedroom 2 bath home with low HOA dues! Move in ready!

**Open House Date:** 01/15/17      **Time:** 12:00 pm - 4:00 pm

**Remarks:** Come and see this beautiful townhouse! Views of the city! 3 bedroom 2 bath home with low HOA dues! Move in ready!

<b>Dimensions:</b>	<b>Living:</b>	<b>Dining:</b>	<b>Family:</b>	<b>Kitchen:</b>	<b>Master Bedroom:</b>
<b>Occupant:</b> Owner	<b>Rent:</b>	<b>Type:</b>	<b>Name:</b>		<b>Phone:</b>
<b>List Office:</b> Founders Real Estate Svcs. Phone: 415-682-2660, FAX: 415-682-3589					<b>List Type:</b> ER
<b>List Agent:</b> Gina R Grinsell Primary: 415-682-2660					<b>CSO:</b> 2.5
<b>Email:</b> gina@foundersrealty.com					<b>Internet:</b> Y
<b>Co-List Office:</b>					<b>Dual/Var:</b> No
<b>Co-List Agent:</b>					<b>UCBC:</b> 0.00
<b>Email:</b>					<b>DOM:</b> 0

Presented By: Raymond A Grinsell (Lic: 00528852) / Founders Real Estate Svcs. (Office Lic.):

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