

# INNER SUNSET HOUSE-LIKE CONDOMINIUM

---



---

ADDRESS: 1616 12<sup>TH</sup> AVENUE (CROSS STREET LAWTON)

PRICE: \$799,000

YEAR BUILT: 2001 LOT/BLOCK: 1932 – 043 SQUARE FT: 2100 PER BUILDER

ABSTRACT: SPECTACULAR TWO-LEVEL HOUSE-LIKE CONDOMINIUM FEATURING FOUR BEDROOMS, THREE BATHS, FAMILY ROOM AND PARKING. NEW CONSTRUCTION 2001.

UPPER LEVEL:

- OPEN FLOOR PLAN WITH LIVING ROOM, DINING AREA
- GOURMET KITCHEN WITH CENTER ISLAND, GRANITE COUNTERTOPS AND STAINLESS STEEL APPLIANCES
- CENTER PATIO
- MARBLE FIREPLACE
- MASTER BEDROOM AND BATH WITH JACUZZI TUB FEATURING BUILT IN TV AND RADIO, AND DUAL SHOWER HEADS
- TWO FAMILY BEDROOMS AND BATH

LOWER LEVEL:

- DRAMATIC STAIRCASE LEADING TO LOWER LEVEL
- SPACIOUS FAMILY ROOM
- FOURTH BEDROOM/STUDY
- DIRECT ACCESS TO PATIO AND LANDSCAPED BACKYARD
- THIRD FULL BATHROOM
- LAUNDRY AREA

OTHER FEATURES:

- HARDWOOD FLOORS
- CROWN MOLDINGS THROUGHOUT
- RECESSED LIGHTING
- TWO-CAR TANDEM GARAGE
- SECURITY ALARM
- GREAT LOCATION NEAR IRVING STREET

HOA DUES: \$150.00 PER MONTH INCLUDES GARBAGE, WATER, BUILDING INSURANCE.

NOTE: ESCROW OPENED WITH CHICAGO TITLE AT 2001 UNION STREET, 415.922.6850. NO.703308

---

SHOWN BY APPOINTMENT ONLY.  
PLEASE CONTACT **PAYTON STIEWE** ~415-401-9966

**Sotheby's**  
INTERNATIONAL REALTY