



GARDEN/GARAGE:

- GARDEN/PATIO - SUN-DRENCHED – GREAT TO BBQ AND ENTERTAIN. ADDITIONAL STORAGE.
- GARAGE – LARGE GARAGE WITH 1 CAR PARKING (POTENTIAL FOR 2 CARS), ABUNDANT STORAGE, WASHER/DRYER.

ADDITIONAL FEATURES AND IMPROVEMENTS:

- NEWLY PAINTED INTERIOR AND EXTERIOR
- REMODELED KITCHEN AND BATHS
- REPAIRED UPPER DECK, ADDED NEW OUTDOOR TILE
- NEW DOORS - FRONT DOOR, KITCHEN DOOR, GARDEN DOOR, AND DOOR LEADING TO DECK.
- REPAIRED AND REPLACED FRONT LANDING, NEW TILE
- REFINISHED HARDWOOD FLOORS ON BOTH LEVELS
- REPLACED EXTERIOR STUCCO ON TWO LOWER LEVELS
- INSTALLED DOUBLE-PANE FIBERGLASS WINDOWS IN LIVING/DINING ROOM AND BEDROOMS
- INSTALLED LARGER ELECTRICAL PANEL
- ADDED LIGHTING AND ELECTRICAL IN GARDEN
- UPGRADED - 8 FEET OF FOUNDATION ON 3 SIDES, POURED NEW FOOTING FOR SUPPORT BEAMS IN GARAGE
- INSTALLED SHEAR WALL IN GARAGE
- REPLACED FURNACE IN GARAGE
- NEW ROOF ON AWNING ABOVE FRONT DOOR



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 INTERNATIONAL REALTY

2 COLLEGE TERRACE

Stylish Bernal Heights Edwardian Home - Offered at: \$989,000



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STYLISH BERNAL HEIGHTS EDWARDIAN HOME

STYLISH & INVITING | WONDERFUL REMODELED THREE-LEVEL EDWARDIAN HOME (BUILT IN 1915, APPROXIMATELY 1,606 SQUARE FEET OF LIVING SPACE PLUS 795 SQUARE FEET GARAGE LEVEL), LOCATED IN SOUGHT-AFTER BERNAL HEIGHTS COMBINES A CONTEMPORARY FLAIR WHILE EMBRACING THE BEAUTIFUL DETAILS OF THE EDWARDIAN ERA. PERFECTLY SITUATED ON A UNIQUE BLOCK IN TRENDY BERNAL HEIGHTS (VOTED THE 'HOTTEST' NEIGHBORHOOD IN SAN FRANCISCO) - THE BEST OF CITY LIVING IS CLOSE BY WITH TOP-RATED RESTAURANTS, NEIGHBORHOOD CAFES, BOUTIQUE SHOPPING, ORGANIC MARKETS AND THRIVING ENTERTAINMENT IN BERNAL HEIGHTS, MISSION/VALENCIA CORRIDOR, AND GLEN PARK. A COMMUTER PARADISE WITH CONVENIENT ACCESS TO 280/101, TECH SHUTTLES AND BART/MUNI.

3 LEVELS | 2 BEDROOMS (POTENTIAL FOR 3RD BONUS ROOM) | 1.5 BATHROOMS | FORMAL LIVING ROOM | FORMAL DINING ROOM | CHEF'S KITCHEN | LARGE UPPER DECK | GARDEN PATIO | LARGE GARAGE | NEST THERMOSTAT | TECH LOCATION

MAIN LEVEL:

- **LIVING ROOM AND FORMAL DINING ROOM** – LARGE WINDOWS WITH DECORATIVE FIREPLACE, BUILT-IN WOOD CABINETS, NEW DESIGNER LIGHTING, SLIDING GLASS POCKET DOORS.
- **CHEF'S KITCHEN** – REMODELED SPACIOUS KITCHEN - ABUNDANT WOOD CABINETS TOPPED WITH QUARTZ COUNTERS AND STAINLESS STEEL APPLIANCES, TILE FLOORING, WINE REFRIGERATOR, RECESSED LIGHTING AND DESIGNER PENDANT LIGHTS.
- **HALF BATH** – REMODELED WITH NEW TILE FLOORS AND PEDESTAL SINK, NEW LIGHTING
- **NEST** – NEXT GENERATION THERMOSTAT, LEARNS THE TEMPS YOU LIKE, REMOTE CONTROL THROUGH WI-FI TO CONTROL FROM YOUR PHONE, TABLET OR LAPTOP.

UPPER LEVEL:

- **MASTER BEDROOM** - HIGH CEILINGS, NEW LIGHT FIXTURE, 2 GENEROUS CLOSETS
- **FULL BATH** - FREESTANDING BATHTUB BY MAAX, BLACK AND WHITE MOSAIC TILE FLOOR, WHITE CERAMIC SUBWAY TILED WALLS WITH A FRAMELESS GLASS 40"X40" SHOWER SURROUND AND ANGLED DOOR, HANDSOME WOOD VANITY WITH GRANITE AND STORAGE.
- **SECOND BEDROOM** - BAY WINDOW FOR SEATING AREA, GREAT CLOSET WITH STORAGE.
- **LARGE DECK** - ETHAN ANDERSON OF DRAFTING CAFE PREPARED PLANS TO CONVERT THE DECK INTO A BONUS ROOM, HOME OFFICE, YOGA/PILATES STUDIO, OR A SMALL THIRD BEDROOM.

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