





## 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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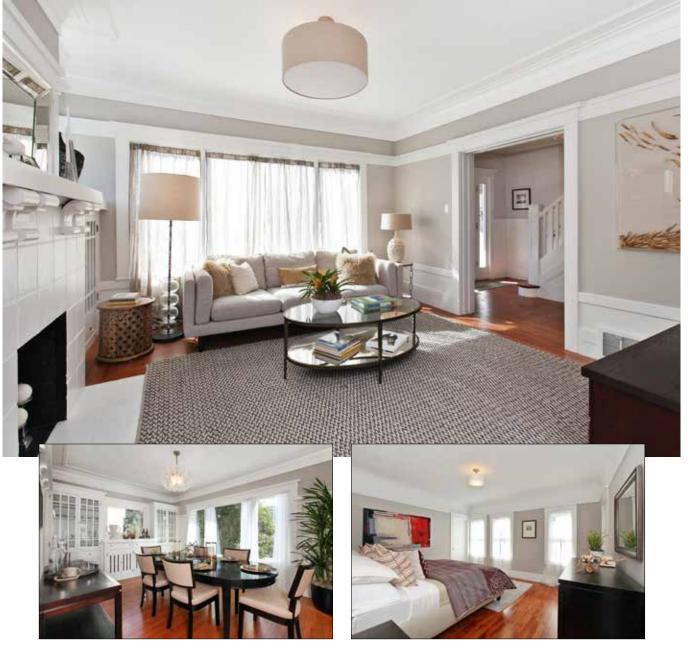
Sotheby's INTERNATIONAL REALTY

# 2 COLLEGE TERRACE

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







## 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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