STYLISH BERNAL HEIGHTS EDWARDIAN HOME





2 COLLEGE TERRACE | OFFERED AT \$989,000

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.

GARDEN/GARAGE:

- Garden/Patio sun-drenched great to BBQ and entertain. Additional storage.
- Garage large garage with I car parking (potential for 2 cars), abundant storage, washer/dryer.

This material is based upon information which we consider reliable, but it has been supplied by third parties. We cannot represent that it is accurate or complete, and it should not be relied upon as such.

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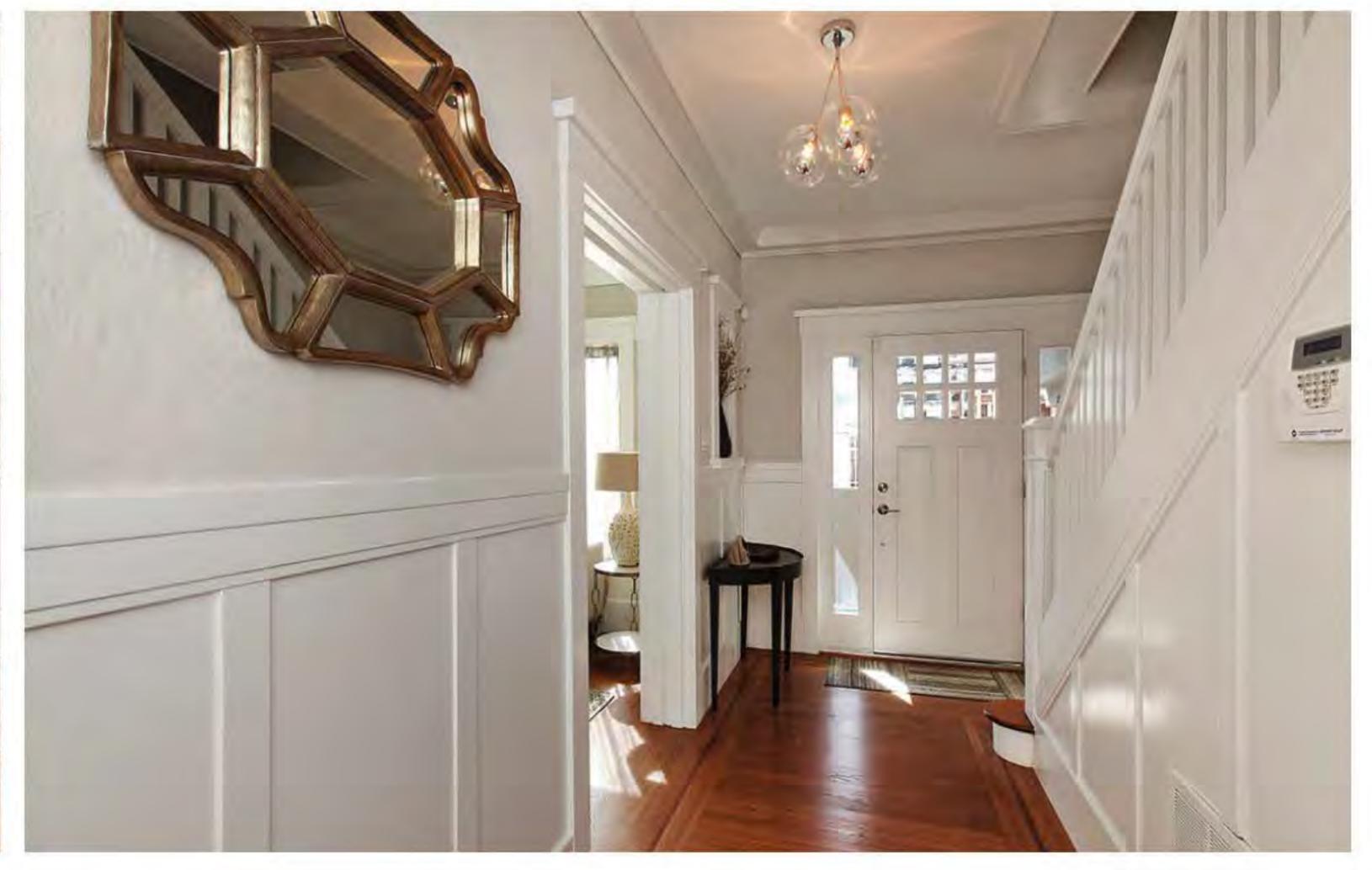


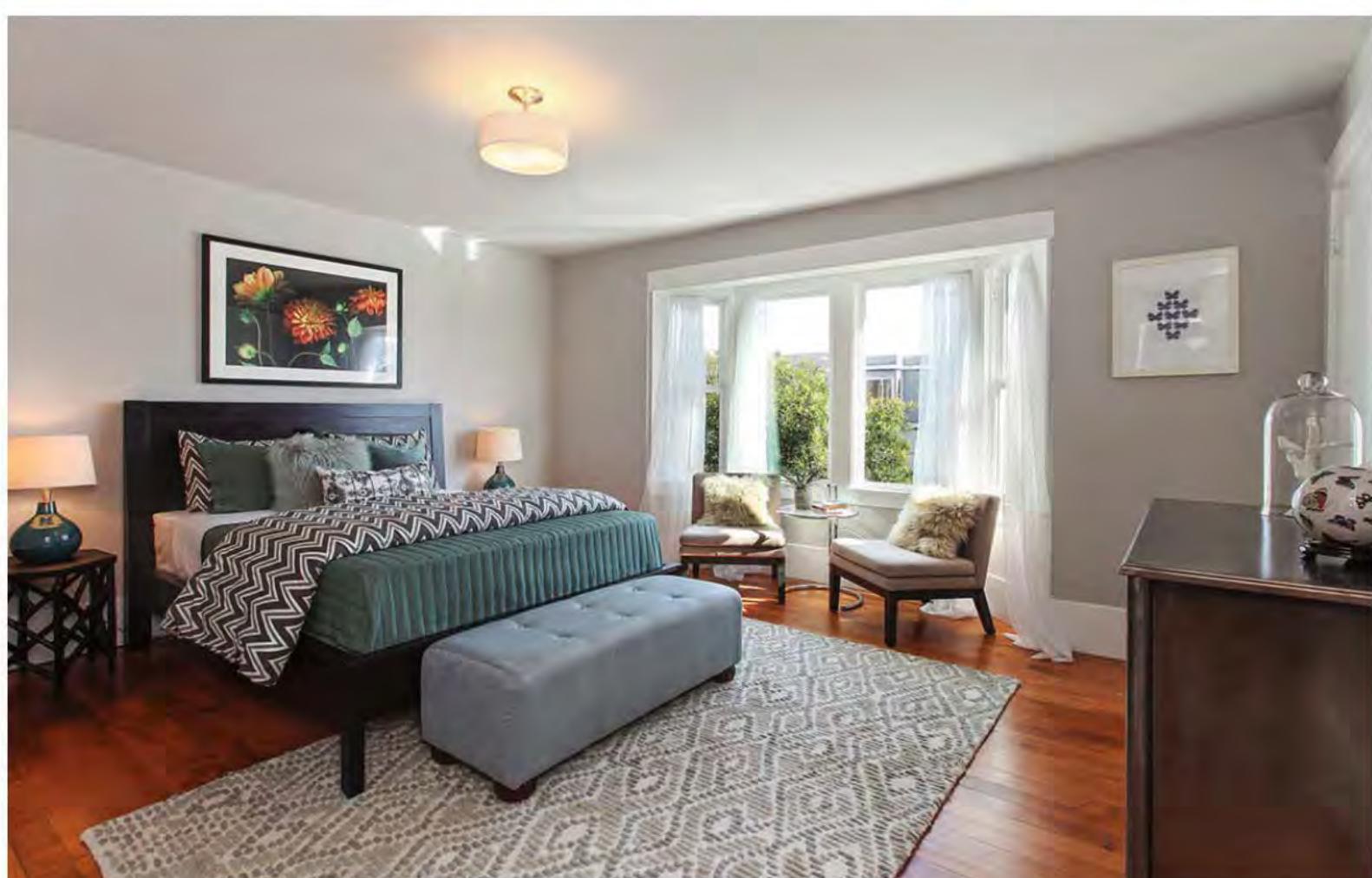
INTERNATIONAL REALTY





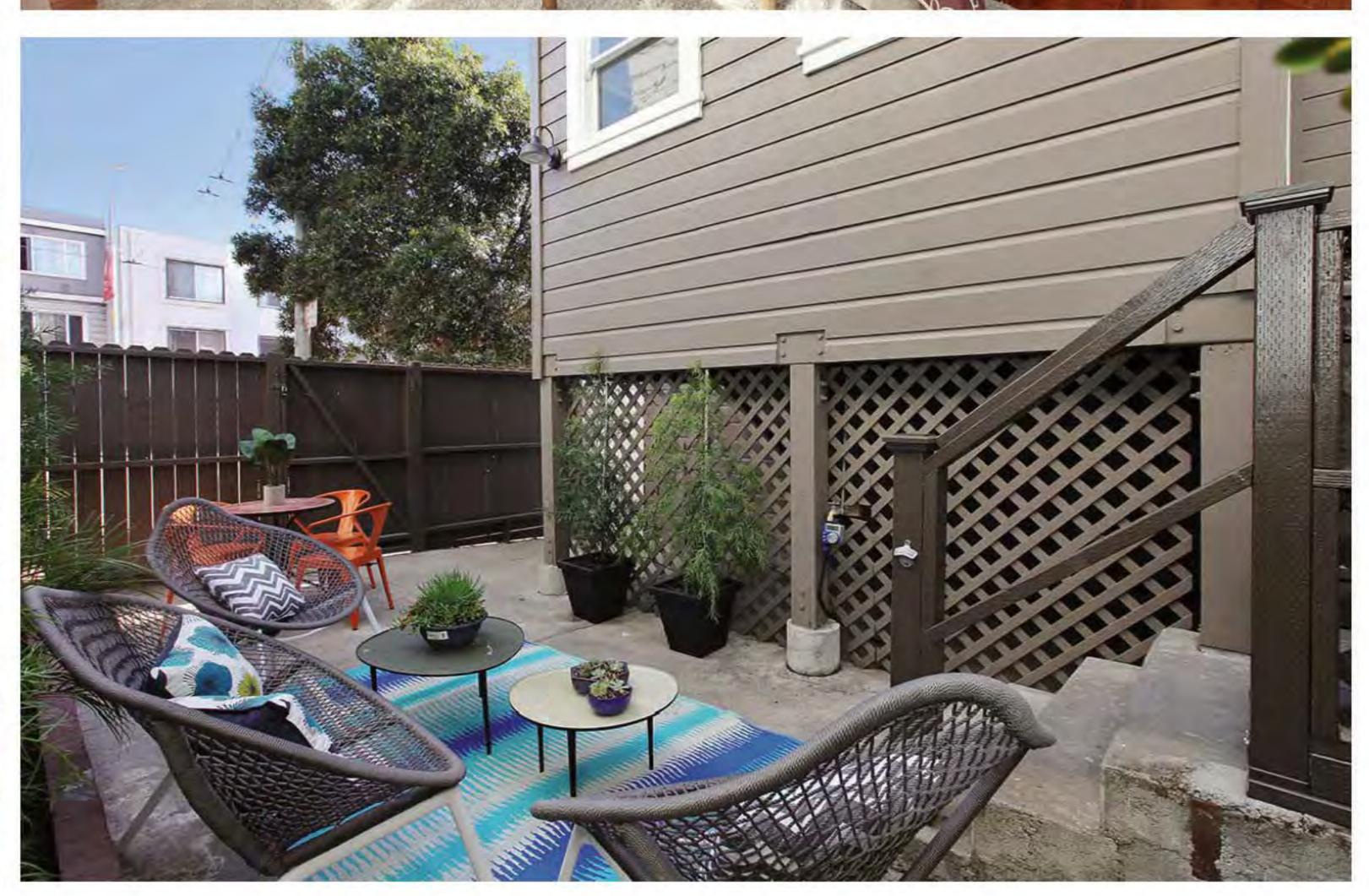












ADDITIONAL FEATURES & IMPROVEMENTS:

- 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
- Installed double-pane fiberglass windows in living/dining room and bedrooms

- · Replaced exterior stucco on two lower levels
- 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

HIGHLIGHTS OF THE NEIGHBORHOOD:

Dining: Blue Plate, Ichi Sushi, Emmy's Spaghetti Shack, Mitchell's Ice Cream, Gialiana's Pizza, La Corneta, Liberty Cafe

Other Gems: Cole Hardware, Canyon Ranch Market, Good Life Grocery, Holly Park, Bernal Hill, weekends are great for the Alemany Farmer's Market (Saturday) and Flea Market (Sunday).