



2

BEDROOMS

2

FULL BATHROOMS

845

±SQ.FT.

Stylish Corona Heights Craftsman Condo

4328A 17th Street, San Francisco, CA 94114

\$849,000

Discover the epitome of urban living with this exceptional Craftsman property featuring two condominium units, each with its own private entrance. The architectural style seamlessly blends classic details with contemporary appeal, creating a distinctive and stylish living experience. Remodeled two bedroom and two bath condominium boasting an architectural style blending classic details with contemporary appeal, offering a unique living experience. This condominium provides the luxury of private living spaces and also offers stunning outdoor decks with great views.

Coveted Corona Heights: Close to Castro Village and many surrounding unique neighborhoods. Given the proximity of these neighborhoods, you can expect to find a variety of amenities, entertainment and restaurant options, and a strong sense of community. There are several parks in the vicinity, including Duboce Park, Dolores Park and Corona Heights parks all of which are popular green spaces nearby. Excellent public transportation options, including Muni and Tech Shuttles.

Living Space: The condominium has a spacious living area with a gas fireplace, a sunlit dining area, and an updated kitchen with stainless steel appliances, stone counters, wood cabinetry, abundant storage and a fun area for a cook. Handsome newly refinished wood floors throughout.



StylishCoronaHeightsCondo.com



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Open Floor Plan: The open floor plan enhances the overall living space, making it well-suited for entertaining guests.

Primary Bedroom Ensuite: The primary bedroom features an ensuite bathroom with a private bath and European soaking tub, European-style sink. The primary bedroom opens to the lush garden and private deeded patio.

Second Bedroom/Office: Overlooks the deeded patio and garden retreat.

Outdoor Spaces: Condo provides for a peaceful retreat. Three decks, including two deeded and one shared, offering stunning views of Eureka Valley and Twin Peaks.

Convenient Amenities: In-unit laundry for added convenience, 1-car deeded parking, and extra lockable storage in the garage and common deck. The location contributes to the convenience of the property.

Walk Score: Remarkable Walk Score of 95, designating it as a "Walker's Paradise," highlighting the property's accessibility to various amenities within walking distance.

HOA Dues: Current monthly HOA fee is \$250.00 based on one occupant. Refer to CC&R's and what makes up HOA fee in the Disclosure Packet for HOA costs based on additional occupants.

Sq. Ft. Sources: Floor Plans 845 sq. ft., Tax Assessor 798 sq. ft., Condo Map 798 sq. ft.

Estimated Total Square Footage: 845 SQ FT

Calculated from outside face of exterior walls and center line of demising walls.

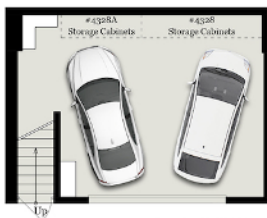
- Plus 475 SQ FT Common Garage
- Plus 40 SQ FT Storage (Second Floor)
- Plus 20 SQ FT Mech Room (Third Floor)

Estimated Total Exterior Square Footage: 710 SQ FT

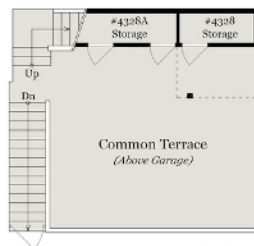
- 345 SQ FT Common Terrace (Above Garage)
- 135 SQ FT Deeded Deck (Exterior, Third Floor)
- 230 SQ FT Deeded Garden Deck & Foliage (Exterior, Third Floor)



All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.



FIRST FLOOR
475 SQ FT



SECOND FLOOR
40 SQ FT Storage



THIRD FLOOR