

x00244750 2br (11702 USD)



Location **California**  
<https://www.genclassifieds.com/x-262519-z>

- This is at the intersection of Bernal Heights, Noe Valley and the Mission
- Great Hardwood Floors
  - High Ceilings
  - Modern Lighting, with dimmers
  - Modern Kitchen
  - Washer and Dryer in Unit
  - A Jacuzzi Tub in the master bathroom.
  - A Gas fireplace
  - A spacious combined Kitchen, living room, dining area, office nook space with lots of south facing windows.
  - Shared Outdoor Deck/Courtyard Space
  - Less than a block from grocery store
  - High Speed Internet included! (from Monkey Brains, <https://www.monkeybrains.net/wireless.html>)
  - Garbage cost Included
  - Water/hot water power cost included (other power and gas not included)
  - Lots of restaurants, shops and other amenities
  - Constructed in 2003

There are views of downtown SF and the Bay Bridge from the master bedroom.  
 Each bedroom has a closet with storage space above. The master bedroom closet could be considered

a walk in... but I wouldn't go quite that far (a step in maybe).  
 There is a large and open master bedroom with a hallway access  
 to the shared bike storage area in the garage for 2 bikes.  
 There is a large walk-in storage area for rent if needed.  
 There is a parking space in the garage for a car, but it can be rented.

There are views of Bernal Hill from the living room.  
 There are views of Twin Peaks from the shared deck entryway. The 4th floor deck is more of a pathway  
 than a place to hang out....but it has nice views.  
 This is a top floor (4th floor) unit. The entryway is right next to the elevator, which will take you to the  
 garage, courtyard or street.



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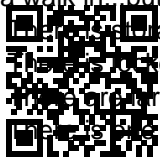
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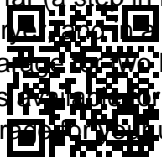
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There is a large courtyard with a couple of deck areas, and gardens with tables where you can grill and lounge.

The neighborhood has fantastic amenities, near other neighborhoods in all directions with other fantastic amenities. (Bernal Heights, Noe Valley, Mission/Valencia, Precita Park Area, Glen Park)  
Stairways leading to Bernal Hill Park are two blocks away.

Bart is five blocks away. A J-Church Rail stop is three block away. Tech buses stop a couple blocks away heading south.

Currently there is construction in the building, for which there will be a \$500/month rental deduction while any of the following construction nuisances are happening (\$4250 instead of \$4750).

The construction will affect the appearance of the entryway, and a portion of the hallway drywall was cut out and is temporarily in place now.

The courtyard is also half full of construction equipment, and at times there will be scaffolding outside some of the windows. The roof will be replaced. On some occasions contractors will need to enter the unit during the weekday to do some work. This will probably happen 3 or 4 times over the next three months or so. There is a lock box for them, but notice will always be given prior to entry. Construction/painting only occurs weekdays during normal working hours. I expect the construction will end, and rent increase from \$4250 to \$4750, as early as May but maybe as late as August.

At that point it will be freshly painted and in tip/top shape. I don't find the construction to be as much of a nuisance as it sounds like, but you may feel differently.....though \$500/mo is good in the pocket too.

Six month lease preferred.

One month rent deposit (\$4750).

First and last month rent due prior to move-in. (\$4250 + \$4750)

Call Jayme