

x00241750 152ft2 (1750152. USD)



Location **California**
<https://www.genclassifieds.com/x-374472-z>

This is a great opportunity to share a 3br/1.5 bathroom apartment with two other people. Great location in the Sunset with a short 4 minute walk to the N-Judah line and a two blocks from Golden Gate Park. Just a hop and skip away are grocery stores, coffee shops, a few bars, lots of restaurants, and a public library. (Our apartment is located near the intersection of 19th Avenue and Irving Street.

We are two quiet women--ages 30 and 39--who respect our housemate's privacy and are looking for a responsible, clean, honest, friendly, respectful, and easy-going person who pays rent on time and tidies up after her/himself. We are looking for a non-smoker. We are not a partying household; however, moderate, social drinking is fine. In fact one of us works in the wine industry (and works from home part-time). The other is an artist who works from home full-time. As we both work from home, we want to ensure that our home is a place of general quietness..

The rent for the master bedroom includes a one-car garage space (approx. dimensions for the car 18.5 ft by 6.5 ft.), The square footage for the master bedroom is 152 ft (approx. 14.5 ft by 11.5 ft, including closet space). The entire apartment (excluding kitchen and bathrooms) has hardwood floors. There is a fireplace in our large bright and sunny living room. The primary bathroom has a tile-lined bathtub/shower combo that matches the floor tiling (and a toilet and sink). The 1/2 bathroom has a toilet. The kitchen is quite large and has a fabulous gas range. We have access to a spacious backyard that we share with the apartment below us. We have space for furniture (couch, etc.) if you have stuff that you would like to bring with you.

- We have two cats already; however, for the right person and the right cat, we'd sincerely consider a third cat (as one cat--and her accompanying owner--will be leaving at the end of July)

- Utilities, water, garbage, and internet/dsl are not included in the rental cost. We do not have cable TV.

- We have housecleaners come twice monthly to clean the common areas. Your share of that cost per month would be \$66.

You can move in as early as April 2nd.

Total monthly cost is one month's rent (\$1750) plus cleaning deposit (\$375).

- The rental agreement will be month-to-month and we require a one month minimum lease.

The landlord will require you to fill out an application and do a credit check (at your cost).

Please reply to make an appointment to see the place or to get directions for the open house on Tuesday, April 17th.*

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