



209 CORBETT AVENUE



## **Prime Corona Heights** Exceptional Full Floor Edwardian Condominium with City Views

**Offered at \$1,125,000**

Cross Street: Hattie

Square Footage: 1,361 Sq. Ft. per appraisal

Year Built: 1905

**[www.209Corbett.com](http://www.209Corbett.com)**

**ABSTRACT:** Three bedrooms, one and a half bathrooms, formal living room with gas burning fireplace, formal dining room, remodeled eat-in kitchen, newly painted interior, large newly painted storage room approximately 75 square feet, additional common storage room, common laundry, solar panels on roof, common landscaped sunny south garden with lawn, decking, patios, mature trees, blooming plants, barbecue grill, lush greenery, irrigation and illumination. One car leased upper parking space just one block away located at 32 Hattie Street.



**DESCRIPTION:** Located on one of the finest blocks in prime Corona Heights, this gorgeous full floor condominium boasts approximately 1,361 square feet of fabulous living space and wonderful City views.

Filled with amazing light and a great floorplan, it boasts exquisite period detail including beautiful newly refinished softwood floors, 9.5 foot ceilings, moldings, wainscoting, coved ceilings, bay windows and circular French paned windows.

Across the street from the Corbin Stairs, a short stroll to the Castro Village, fine restaurants, Eureka Valley Recreation Center, the Castro theater, easy access to transportation, Downtown Financial District and close proximity to The Randall Museum, Corona Heights Park, Cole Valley, Twin Peaks and highways 280 and 101.

The inviting **ENTRANCE HALL** features a beveled glass entry door, window, coved ceilings, softwood floors, wainscoting, moldings and a storage cabinet.

A **REMODELED HALF BATHROOM** off the entrance hallway is complete with two wall sconces, ceiling fan, wall mirror, sink with Moen faucet, marble counter and backsplash, storage cabinet under sink, Kohler toilet, high ceilings and tile floor.

The sunny **MASTER BEDROOM** overlooks the serene lush front landscaped greenery and offers coved ceilings, moldings, beautiful light fixture, softwood floors, exquisite bay windows with circular French panes, closet with built-ins, sliding glass and mirrored doors.

The spacious **SECOND BEDROOM** offers coved ceilings, moldings, softwood floors, closet with built-ins and lovely light fixture.

The **THIRD BEDROOM** boasts softwood floors, molding, coved ceilings, closet with built-ins and lovely light fixture.





Off the hallway, the **REMODELED FULL BATHROOM** has a shower over cast iron Kohler tub with tile surround, glass tile inserts and hansgrohe fixtures, vessel sink with granite counter, newly painted drawers and cabinet under sink, ceiling fan, high ceilings, recessed lighting and windows.



The light-filled **FORMAL LIVING ROOM** is highlighted with City and Twin Peaks views, garden outlook, gas burning fireplace with beautiful mantle, tile base and tile surround, beveled glass mirror above fireplace mantle, coved ceilings, bay windows, French paned windows, wainscoting, moldings, softwood floors and built-in period cabinetry with shelves, drawers and mirrors.

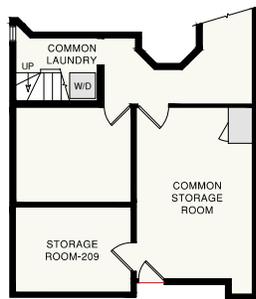
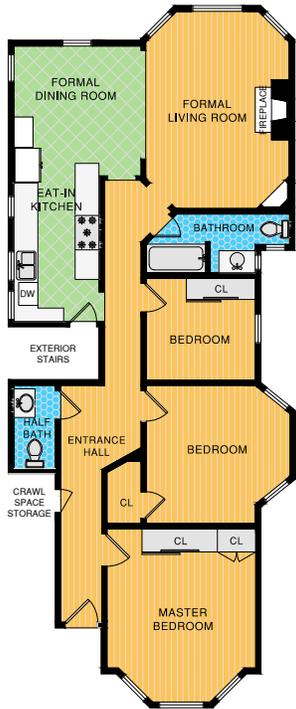
The sun-filled **FORMAL DINING ROOM** is enhanced with City and Twin Peaks views, high ceilings, moldings, softwood floors, wainscoting, gorgeous light fixture, and built-in shelves.

The fabulous **REMODELED EAT-IN KITCHEN** features marble countertops, gorgeous glass tile backsplash, an abundance of newly painted cabinetry (some with glass), under cabinet lighting, Kitchen Aid stainless steel refrigerator/freezer with water and ice maker, Kenmore stainless steel five-burner gas range with oven, Kenmore Elite stainless steel microwave with fan and light over range, Bosch stainless steel dishwasher, double sinks, Badger garbage disposal, two pull-out trash drawers, beautiful light fixture, softwood floors, recessed lighting, French paned windows and a door where one can access the back staircase where one can access the laundry area, storage room and the amazing sunny landscaped south facing backyard/garden.

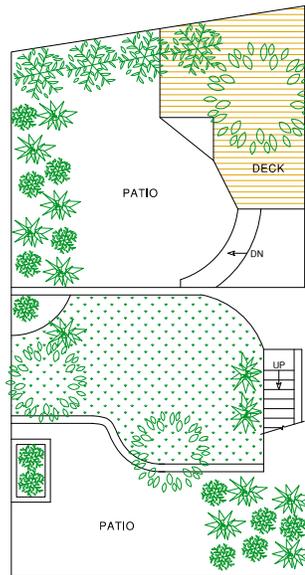
**MAINTENANCE:** \$425.00 a month includes water, garbage, insurance, common PG&E/Solar, common area maintenance, reserves, gardening.

\$225 a month for one car leased upper parking space just one block away located at 32 Hattie Street.

**EXPENSES:** The property tax rate in San Francisco County is 1.1723% of assessed value. Assessed values are reset upon sale to the sale price. If the assessed value is increased, a supplemental tax bill will be issued.



**BASEMENT LEVEL**



**COMMON BACKYARD/GARDEN**



MAIN FLOOR

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