

# \$4,050,000 - 527 3rd Avenue, San Francisco

MLS® #423900016

## \$4,050,000

8 Bedroom, 5.00 Bathroom, 4,552 sqft

Residential Income on 0 Acres

Inner Richmond, San Francisco, CA

Now offered with an attractive 4.5-4% below market rate seller financing option with 20-30% down for qualified buyers. Estimated \$290k-296K 3yr cost savings. Immaculate remodeled duplex that was stripped to the studs, expanded, and remodeled with luxury finishes and many amenities. High ceilings, walk in closets, ensuite bathrooms and decks off the master bedrooms. Detached on all sides, interiors get ample natural light, enhanced by expansive windows that beautifully highlight the brand-new, high-end finishes. Two structures on one lot. 4,140 SF of living space, divided into two units. A top-floor 3BR/2BA flat, offering 1,422 sq. ft. An entry level 5BR/3BA unit boasting 2,718 sq. ft. spread over two floors, resembling a comfortable home. Additionally, there's a separate 412 sq. ft. finished structure in the backyard, which presents a unique opportunity for a secluded home office, gym, or artist studio. Privilege location- occupants can apply for USF's neighborhood pass to Karet Center and facilities. Enjoy convenient freeway access and close proximity to Golden Gate Park, as well as an array of local restaurants and businesses. Seize this extraordinary opportunity to make this your family compound. This property is Fast track condo conversion eligible.

Built in 1906

## Essential Information



MLS® #	423900016
Price	\$4,050,000
Bedrooms	8
Bathrooms	5.00
Full Baths	5
Square Footage	4,552
Acres	0.09
Year Built	1906
Type	Residential Income
Sub-Type	Duplex
Style	Modern/High Tech
Status	Active

### Community Information

Address	527 3rd Avenue
Area	SF District 1
Subdivision	Inner Richmond
City	San Francisco
County	San Francisco
State	CA
Zip Code	94118

### Amenities

View	City
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### Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Double Oven, Electric Cooktop, Free-Standing Refrigerator, Tankless Water Heater, Varies By Unit, Wine Refrigerator, See Remarks
Heating	Central, Radiant Floor
Cooling	Central Air, Ductless, Wall Unit(s)
Stories	Three Or More

### Exterior

Exterior Features	Yard Space
Lot Description	Landscaped
Windows	Skylight(s)
Roof	Tar/Gravel
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed                      May 19th, 2023

## **Listing Details**

Listing Agent                      Trigg Splenda

Provided By:                      Compass Commercial

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