

# \$1,195,000 - 648 40th Avenue, San Francisco

MLS® #423916102

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## \$1,195,000

3 Bedroom, 2.00 Bathroom, 1,574 sqft  
Residential on 0 Acres

Outer Richmond, San Francisco, CA

This delightful 3-Bedroom 2-Bath Condominium offers the perfect blend of comfort, style, and convenience. One of only 2 units in a lovely boutique (circa 1903) building, this home is gracious in size, move-in ready and checks all of the boxes! Floor plan with great flow and wide plank engineered Oak floors throughout. Open and airy living room, adjoining formal dining room and remodeled kitchen with beautiful finishes and stainless steel appliances. All 3 Bedrooms are ample in size and include great closet space. En-suite Master bedroom and second bedroom/den have direct access to a nicely landscaped shared back garden. Private additional outdoor space is adjacent to living room. Full size front loading washer/dryer within the home and 1 car side-by-side garage parking + storage space is included. Low HOA dues @ \$150/month. Outdoor enthusiasts will love the close proximity to Ocean Beach, Golden Gate Park and Lands End trails. Convenient shopping nearby including markets, cafes, and trendy restaurants. Welcome Home!



Built in 1903

## Essential Information

MLS® #	423916102
Price	\$1,195,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,574
Acres	0.07
Year Built	1903
Type	Residential
Sub-Type	Condominium
Style	Edwardian, Traditional
Status	Active

### Community Information

Address	648 40th Avenue
Area	SF District 1
Subdivision	Outer Richmond
City	San Francisco
County	San Francisco
State	CA
Zip Code	94121

### Amenities

Utilities	Public
Parking Spaces	1
Parking	Garage Faces Front, Side by Side, On Site

### Interior

Interior Features	Baths Other, Dining Room, Kitchen, Living Room, Primary Bathroom, Primary Bedroom
Appliances	Dishwasher, Disposal, Free-Standing Refrigerator, Washer/Dryer Stacked Included
Heating	Central

### Exterior

Lot Description	Garden, Landscaped, Low Maintenance, Other
Construction	Wood Siding

### Additional Information

Date Listed	September 3rd, 2023
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### Listing Details

Listing Agent	Allison O'malley Daly
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Provided By:           Compass

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