



1057 Valencia St San Francisco, CA 94110-2405

\$700,000

Price reduced. YES!!! This is a spacious grand 1880 painted lady Victorian with its high ceilings and wood floors in many rooms. It is on Valencia's finest block by 22nd Street and Hill Street in historic Liberty Hill District. Kitchen features eat-in area. Great flow of space throughout house. Family room next to kitchen. Large rear yard. Third bathroom downstairs may be unwarranted. Zoned SFH/ RH-1. City now says zoned Mixed Commercial Valencia Corridor! A fascinating property in many ways.

Directions: Take 24th Street in Noe Valley to Valencia Street. Turn left. Parking - try Hill Street.

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|---------------------|---------------------|---------------|---|
| ML#:363224 | Year Built: 1880 | Probate Sale | No |
| Property Type | Single-Family Homes | View(s) | Partial, Garden/Greenbelt |
| Property SubType | Single-Family Homes | Style | Victorian |
| Blk/Lt/APN | 3616018 | Type | 3 Story |
| Beds: 4 | Baths : 2 | Floors | Partial Carpet, Partial Hardwood, Tile, Linoleum |
| Approx Square Feet | 2486 Per Appraiser | Fireplace | 1 |
| Price/SqFt | \$281.58 | Kitchen | Breakfast Area |
| Cross Street | 22nd | Other Rooms | Laundry Room, Storage, In Law Apartment |
| Map Coordinates | SFAR, CR46 | Miscellaneous | Garden, Deck(s) |
| County | San Francisco | | |
| Zoning | RH-1 | | |
| # of Parking Spaces | 0 | | |

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