

# *BJ Droubi & Company*

946 Diamond & 4308 25th Street

Offered at: \$1,149,000 / Also Available as TICs

Suggested TIC Prices: 4308 25th St - \$519,500 / 946 Diamond - \$629,500



- Beautifully Remodeled Two Unit Victorian
- Four Car Parking / Ample Storage
- Convenient & Sought After Location

#### **Lower Unit Features:**

- Two Bedrooms / Two Full Baths
- Living Room with Fireplace
- Hardwood Floors / Original Details
- Newly Remodeled Kitchen

#### **Upper Unit Features:**

- Two Bedrooms / One Full Bath
- Updated Kitchen / Open Floor Plan
- Private Deck with Spectacular Views

Year Built: 1900 / Square Feet: 2319  
Lower: 1283 Sq ft / Upper: 1036 sq ft  
(as per appraisal)

**Showings by Appointment**

This recently remodeled Victorian features two beautiful, bright and spacious units. The lower unit consists of two generous bedrooms, and two full baths, and an oversized living room with wood burning fireplace. The dining room opens into the recently remodeled kitchen with high-end appliances. There are hardwood floors throughout the unit, high ceilings, and beautiful original detailing.

The unique upper level unit consists of two bedrooms, a full bath and an updated kitchen that opens to the living / dining area. There is a small private deck (unwarranted by seller or sellers agent), which affords views of Potrero Hill and the East Bay.

The building is conveniently located near all of the desirable amenities of 24th Street, and is within close proximity of public transportation; there is four car parking (three garage & one parking pad), and plenty of storage space downstairs.



*Listing Agent:*

*Jesse Fowler - 415.920.7261*

*for more information & photos, visit [www.JesseFowler.com](http://www.JesseFowler.com)*

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