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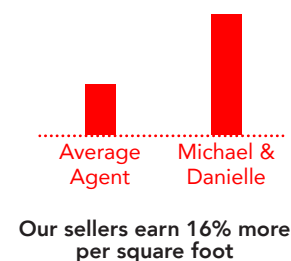
WE ARE BERNAL HEIGHTS' PREMIER REAL ESTATE TEAM

We have a track record of delivering superior results and creating happy clients.

If you're considering buying or selling real estate this year, give us a call. We are Bernal Heights locals and take great pride in helping our neighbors reach their real estate goals.

## 2017 LISTING RESULTS

### \$ PER SQUARE FOOT



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3215 Harrison

*The Balance Between Charm and Sophistication*



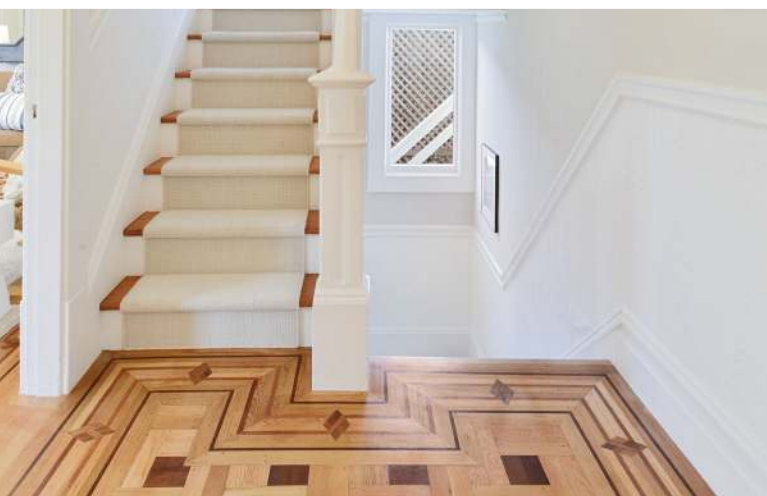
Proudly presented by Danielle Lazier and Michael Minson

Asking: \$1,395,000  
Bedrooms: 2 | Bathrooms: 2  
Parking: 1  
Sq Ft Per Floor Plan: 1,415  
Type: Single Family Home

Website: BernalHeightsHome.com







# H

## 3215 Harrison

*The Balance Between Charm and Sophistication*

Built in 1913, 3215 Harrison Street is a picturesque Bernal Heights single family home on the north slope near Precita Park offering two bedrooms, two bathrooms, an enchanting side garden, and one car garage. With endearing "Farmhouse-style" curb appeal, views, a chicly updated kitchen, and a smart floor plan, this home has that charming yet sophisticated feel you will love.

The entryway has a built-in bench, a parquet floor, vintage details like green glass panels, glass door knobs, and anaglypta wainscoting. You will also find a full bath with a shower on this level, and direct access to the garage.

The main living spaces include a beautiful open concept kitchen, living room and dining room floor plan. The living room highlights architectural details such as coved ceilings, bay windows with built in window seats, and views of Bernal Heights park. The dining room has classic wainscoting and a breakfast bar with designer pendant lights.

The remodeled kitchen welcomes you with quartz countertops, a Kitchenaid refrigerator, a Bosch dishwasher, a BlueStar six-burner range, an extra deep farm-style sink, and views of sky and trees. Just adjacent, you will find a butler's pantry with additional storage and laundry. The kitchen has direct access to the side courtyard. The patio features charming shutter-style gates reminiscent of New Orleans.

The upper level houses the two bedrooms and second full bathroom with a Kohler toilet, extra storage, and a shower over a tub with a brass fixture that has four shower heads. The glamour of this bathroom is heightened by french windows with a view of downtown San Francisco.

Accessible via a short hallway with built-in storage, the master bedroom has windows on two sides and two roomy closets, along with a built-in storage nook and french windows with views of Precita Park, Bernal Hill, and downtown. The separated second bedroom has tree top views and an ample closet.



## Neighborhood

You'll love this wonderful northslope Bernal Heights location with its easy access to the freeway and downtown, close proximity to both Precita and Bernal Hill park and trails, the Mission Street corridor, and the tight knit community vibe. Nearby Harvest Hills Market offers healthy options, making dinner for guests a snap. Children, pets and adults congregate at Precita Park Cafe, or for an upscale dining experience walk to Hillside Supper Club. Bernal Heights is a fantastic place to explore, with treasures like the Mirabel public staircases. Set on a low-traffic street just off Precita Park, 3215 Harrison Street gets natural light all day, making it feel like a peaceful retreat.