

# Michael & Danielle

*We know Bernal*



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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. Here are the top five reasons we are different than every other Realtor who wants your business.

### **Top 1% in SF Property Sales.**

We offer dedicated client care, massive sales experience, and unparalleled access to the best listings and buyers. In 2015, we sold more than \$100M in real estate, putting us in the top 1% of all SF agents.

### **We have the buyers you want.**

We regularly interact with dozens of buyers looking to own in Bernal Heights. Whether via email, in person, or on social media, we know how, when and where to find the right buyers for your home.

### **You benefit from our relationships.**

As top agents, we have access to a network of other top producers to promote your property, get early feedback on price and refine our positioning before we present it to the public. Working with us gives you a competitive advantage.

### **You get more than you pay for.**

When you work with us, our whole team works for you. No individual agent can offer the breadth and depth of knowledge and experience we provide.

### **We know Bernal.**

We live, work, and play in Bernal Heights. We know and love our neighborhood, are active leaders and participants in our community, and take great pleasure in introducing our clients to our quirky little piece of SF.



## 525 Moultrie

Storybook Victorian in Bernal Heights



Proudly presented by Michael Minson and Danielle Lazier

- Square Footage: 1266 per SF Assessor
- Bedrooms: 2 + 2 Bonus Rooms
- Parking: One-Car Garage with Interior Access
- Fantastic Bernal Heights Location along Cortland Corridor
- Flat Rear Yard; Three Decks; Landscaped Garden and Greenhouse
- Walk Score: 89
- Close to Mission District Nightlife and Downtown







# 525 Moultrie

Storybook Victorian in Bernal Heights

525 Moultrie, a two-bedroom, two-bathroom single family home with a one-car garage, two bonus rooms and garden, combines a storybook façade, vintage charm, and modern amenities with a perfect Bernal Heights location. Built in 1891, this home has been meticulously remodeled.

From the transom-windowed entryway, to unique architectural details such as a dramatic two-story clearstory in first floor bedroom, 525 Moultrie is flooded with light. You'll love all the vintage details, spectacular wide-plank flooring, and contemporary amenities such as in-wall speaker wiring, solar panels and a central vacuum system.

The open-plan living and dining room, graced with bay windows and original fixtures, opens onto the updated kitchen and a skylit landing with direct access to the deck. The main level also features a full bathroom with a shower over tub and a bright window overlooking the garden.

On the upper level, you'll find a full-floor master suite with wrap-around windows, a sun-kissed deck, and a walk-in closet with its very own skylight. The ensuite bathroom boasts it's own skylight and steam room.

The lower level features a bonus room which could be a guest or third bedroom, a bonus den with exterior access for a professional home office, plumbing for a third bathroom, and a mudroom that opens onto a gorgeous and serene landscaped garden. The yard features a south facing greenhouse and ground level deck. Rare for San Francisco, the yard feels secluded for most of the year, and has direct street egress via private alley. You'll also enjoy wonderfully mature trees and lush plantings. Decks on all levels add to an open, spacious feel and make for outstanding entertaining options. Practical amenities include generous storage, a fully equipped laundry room, and spacious modern kitchen

Write the next chapter in your life's story at 525 Moultrie.



## Neighborhood

Situated one block from "downtown" Bernal Heights, aka Cortland Avenue, 525 Moultrie Street is a quick jaunt from excellent restaurants, pour-over coffee, delightful baked goods, public transit, a public library, yoga, Holly Park, Goodlife Grocery, and so much more. On weekends, visit the Alemany Farmers Market and pick up some fresh, organic veggies. Everyone loves Bernal Village's friendly community feel!

