



CLASSY CONTEMPORARY CRAFTSMAN

## FREQUENTLY ASKED QUESTIONS

What's the list price?	\$1,249,000
How large is the property?	There are several square footage measurements: <ul style="list-style-type: none"><li>• Total usable square footage including bonus rooms downstairs is 1,145 sqft</li><li>• Previous MLS reported 1,135 sqft</li><li>• Tax records show 965 sqft</li><li>• Buyer to verify to their satisfaction for intended use.</li></ul>
How big is the lot?	1,751 sqft (approx 25' x 70')
Why is the seller selling?	Sellers are relocating.
Did the seller do inspections?	Yes. The seller did general, pest, water/energy and underground storage tank inspections. See the disclosures for details.
How much is the pest damage?	Zero. The sellers addressed any pest issues in preparation for sale.
Who did the landscaping?	Designers from San Francisco's Flora Grubb. Be sure to check out the water feature!
What upgrades have the sellers done?	The property was fully updated in 2015 by the previous owner. New kitchen, new bath, restored exposed woodwork, upgraded electrical and plumbing, new furnace. The current seller landscaped the backyard, installed new blinds/ draperies, installed gas logs and had the chimney relined.

*We know Bernal*  
Michael Minson & Danielle Lazier

CalBRE 01921338

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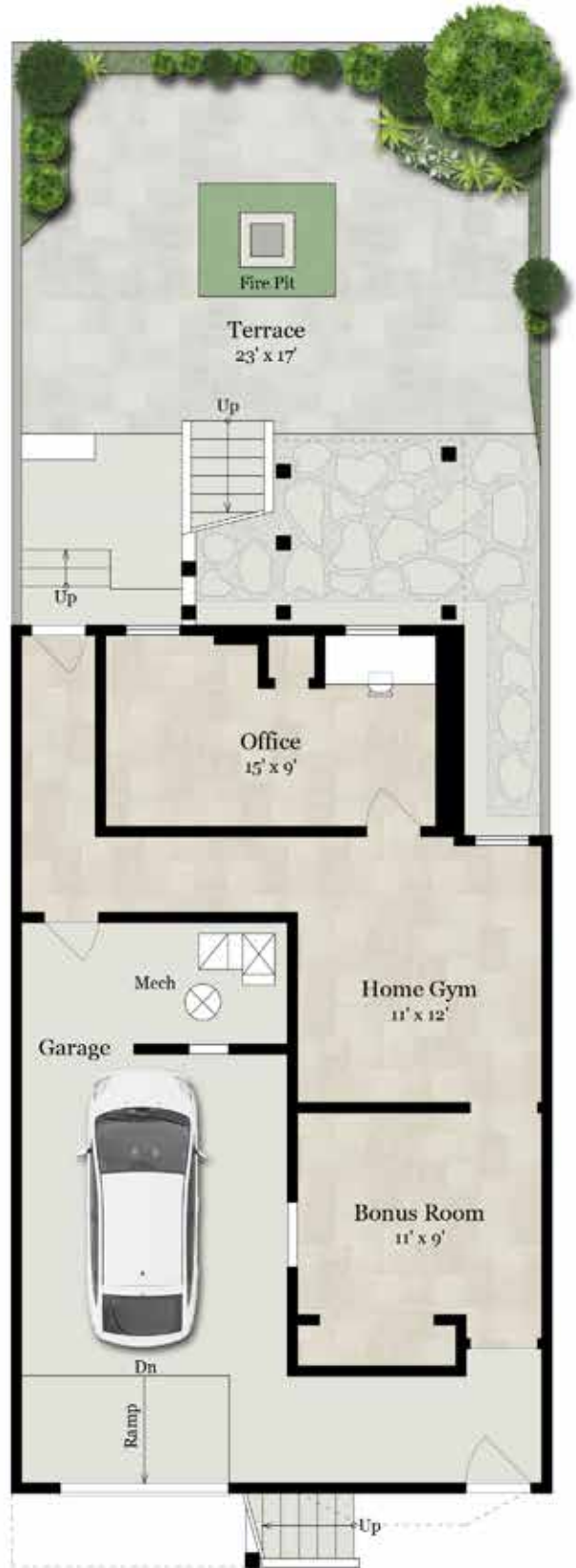
Estimated Total Finished  
Square Footage: 1,445 SQ FT

Above-Grade: 1,445 SQ FT Below-Grade: N/A  
Plus 395 SQ FT Garage on Lower Level  
Calculated per ANSI Standard Z765-2003.

\* Estimated Total Finished & Unfinished Square Footage: 1,840 SQ FT



**MAIN LEVEL**  
910 SQ FT



**LOWER LEVEL**  
535 SQ FT

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Rendering by Floor Plan Visuals.  
All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

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