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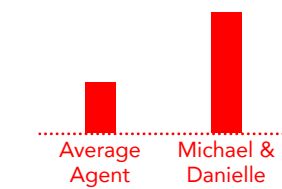
WE ARE BERNAL HEIGHTS' PREMIER REAL ESTATE TEAM

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.

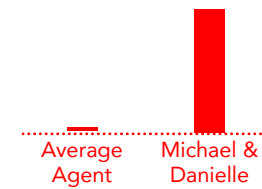
2017 LISTING RESULTS

\$ PER SQUARE FOOT



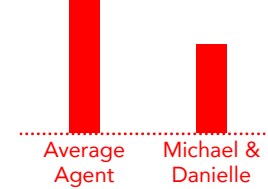
Our sellers earn 16% more per square foot

FAMILIES HELPED



We have more experience than 99% of other agents

DAYS ON MARKET



Our listings sell 37% faster

BernalHeights.com



Proudly presented by Michael Minson and Danielle Lazier

Units: Two plus Garden Apartment

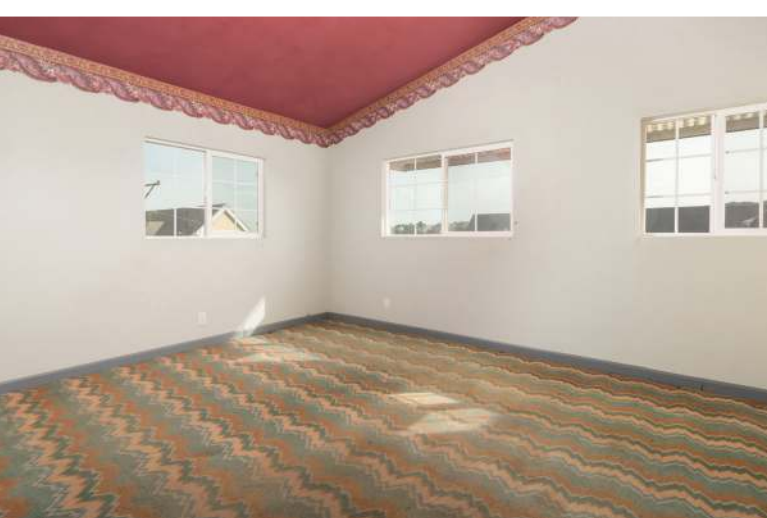
Parking: 1 Car Garage plus Driveway

Square Footage: 3,000 Per Floor Plan and 1,976 Per Tax

Year Built: 1900

354Crescent.com





Built in 1900, 354 Crescent Avenue is a three-story duplex with an inlaw apartment, one-car garage parking, and additional driveway parking located on Bernal Heights' sunny southern slope. This building presents

a hint of Art Deco influence on a traditional Edwardian exterior. Inside there is a ton of natural light and plenty of opportunity for sophisticated upgrades with a little sweat equity.

Residents enter 354 Crescent Avenue via a covered, arched porch and a shared entryway that offers extra storage and leads to the top floor and middle units. The bright top unit will be delivered vacant while already earning income from the middle and garden units.

Entering the top floor apartment, you find a foyer with a large window and an adjacent office/reception area. The living room has views of Bernal Hill and Holly Park, skylights, and lots of built in storage, while the eat-in kitchen has high ceilings, windows on two sides, and French doors leading to a protected porch with laundry hook-ups.

The first of three bedrooms has a large window and a closet, while the second bedroom has two closets and extra built-in storage. The master bedroom has high ceilings, windows on two sides, and extra storage built over the closets. The bathroom has a shower over a tub.

The middle unit is tenant-occupied and opens onto a double parlor consisting of a living room with a bay window, high ceilings, crown moulding, a wood-burning fireplace and an ample dining room. Adjacent to the dining room is a sunny eat-in kitchen.

The master bedroom has two closets and windows on two sides, while the separated second bedroom has views of the back garden and parquet flooring. The bathroom has a shower over a tub and a window.

The ground floor inlaw apartment is also tenant-occupied and offers two bedrooms, a living room, and a bathroom with a shower over a tub along with an eat-in kitchen and direct access to the back garden.

354 Crescent Avenue works well for owner-occupants looking for additional income or investors looking for a rental property in the desirable Bernal Heights' neighborhood.

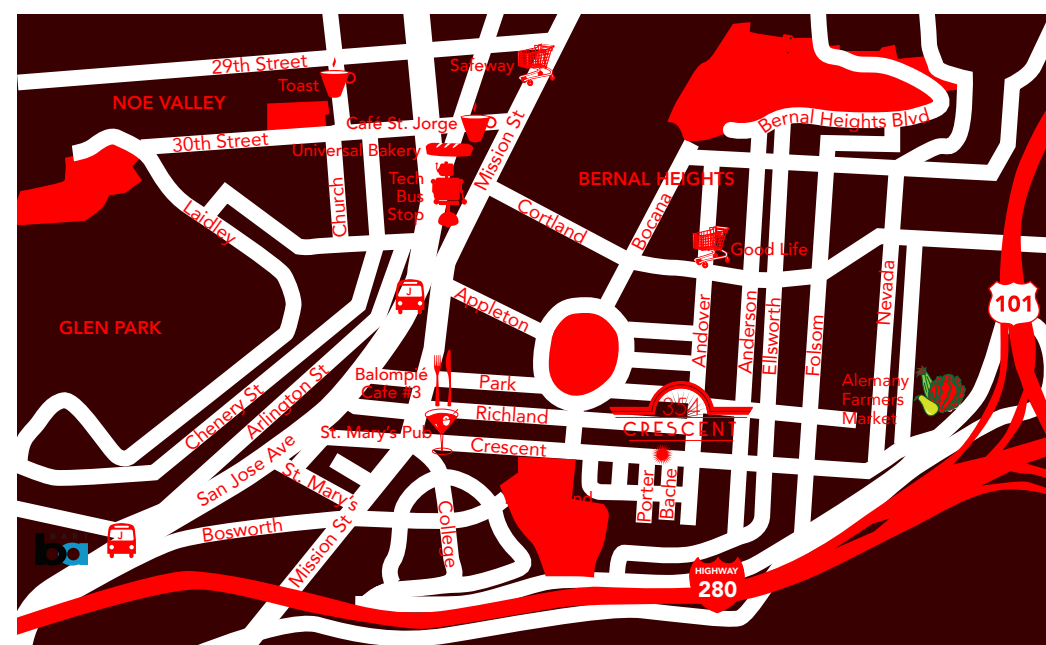
IMPORTANT DETAILS

- Duplex Plus Inlaw Garden Apartment
- Back Garden, One-Car Garage Delivered Vacant
- Edwardian-Style Curb Appeal, Including a Covered Porch
- Bernal Heights' Sunny Southern Slope Location
- Desirable Bernal Village Charm and Commuter Access
- Easy South Bay or Downtown Commute: I-280 and 101
- BART and Muni Access

- Top Floor: Delivered Vacant**
- 3 Bedrooms, 1 Full Bathroom
 - Bright and Spacious Living Room
 - Eat-In Kitchen with Direct Access to Protected Deck
 - 1-Car Garage Parking
 - Laundry Hook-Ups

- Middle Level: Tenant Occupied**
- 2 Bedrooms, 1 Full Bathroom
 - Double Parlor with Wood-Burning Fireplace
 - Eat-In Kitchen
 - Rent: \$2,000 Per Month

- Garden Apartment: Tenant Occupied**
- 2 Bedrooms, 1 Full Bathroom
 - Eat-In Kitchen
 - Direct Access to Back Garden
 - Rent: \$1,500 Per Month



NEIGHBORHOOD

Situated in one of San Francisco's most special neighborhoods, this home comes with everything you need to make the most of living in the city. Sunny Bernal Village is an eclectic mix of friendly atmosphere, foodie destinations such as the Alemany Farmers Market, California's first farmers market, St. Mary's Recreation Center, Holly Park, and beloved local gems like the Alemany Farm. Practical local amenities include a supermarket, a yoga studio, a library, boutiques, cafés, bakeries, and easy access to the South Bay and downtown San Francisco.