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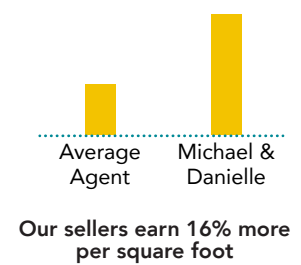
WE ARE BERNAL HEIGHTS' PREMIER REAL ESTATE TEAM

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



FAMILIES HELPED



DAYS ON MARKET



BernalHeights.com



Proudly presented by Michael Minson and Danielle Lazier

- Built in 1890 (per SF Water Dept)
- Two Unit Building with Two One-Bedroom Units
- Laundry, Natural Light, and High Ceilings
- Lovely Back Garden
- Indoor/Outdoor Living

- Exterior Recently Painted
- Stellar Bernal Heights Location
- Square Feet: 1,685 per floorplan:
 #24 - 945 sq ft | #24A - 710 sq ft
- Easy Access to Highways 101 and 280

24Montezuma.com





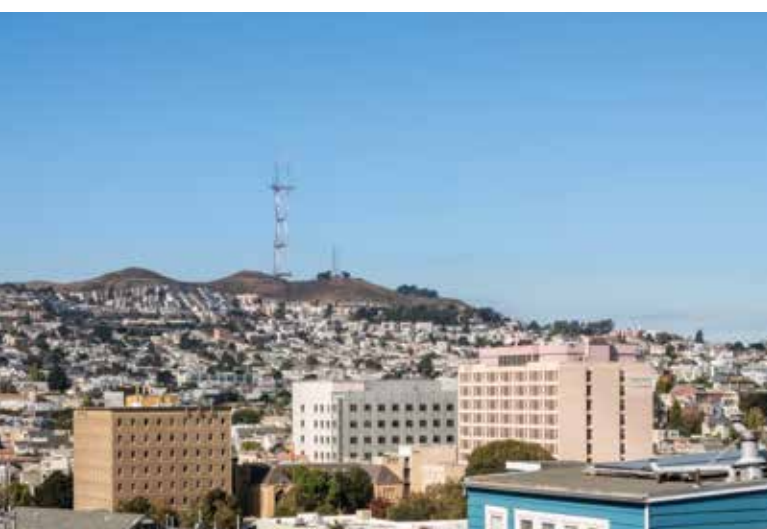
24-24A Montezuma Street is a northslope Bernal Heights Victorian Duplex with attractive curb appeal, downtown city views and a secluded backyard. The top-floor one-bedroom unit, delivered vacant, has exclusive access to the tranquil garden, huge windows for tons of natural light, a remodeled bathroom, refinished hardwood floors, new light fixtures and countertops and fresh paint. The lower one-bedroom unit is tenant occupied and generating monthly income.

Built in 1890, the upper unit is a farmhouse style one bedroom, one bathroom home that enchants with a brightly sunlit entryway and a coat closet that opens onto an open plan living and dining room with high ceilings, hardwood floors, a box bay window, a fireplace, and extra storage. The airy space, with views overlooking downtown, is especially stunning when the fog comes in, pouring over Twin Peaks.

Just adjacent, an eat-in kitchen with high ceilings, skylights, new quartz countertops and a pantry, allows you to bring the outdoors in via a wall of vintage windows that open out onto a lovely landscaped garden. This home is perfect for entertaining!

The updated bathroom has newly tiled floors, new shower with glass doors, a new vanity sink and faucet and new toilet.

What sets this stylish home apart is the serene back garden, which is anchored by a mature pepper tree and a pond with fountain. The protected space includes a brick patio, mature plantings, a maple tree, raised beds, a BBQ area, and views of Twin Peaks. Truly a magical space. There is also a covered laundry area and attic storage.



NEIGHBORHOOD

You'll love this wonderful 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 tight knit community vibe. Nearby Harvest Hills Market offers healthy options, making dinner for guests a snap. Bernal Heights is a fantastic place to explore, with treasures like the Mirabel public staircases there for the finding. Set high on its site, 24 and 24A Montezuma Street gets natural light all day and beautiful morning sun, making it feel like a peaceful retreat.