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**4107 A Folsom**  
 BERNAL HEIGHTS

Rare Condo Opportunity



Details You'll Love

Built in 1908

2 Bedrooms, 1 Bathroom

Condo, 2 Unit Building

Natural Light, High Ceilings, Hardwood Floors, Large Windows

Dedicated Deck, Laundry & Utility Sink

Abundant Storage

Square Footage: 825 Per Floor Plan

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.

Proudly presented by Danielle Lazier and Michael Minson

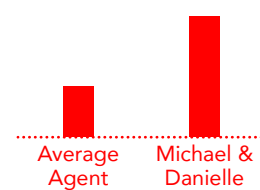
Asking: \$795,000

Bedrooms: 2 • Bathrooms: 1

Sq Ft: 825 Per Floor Plan • Type: Condo

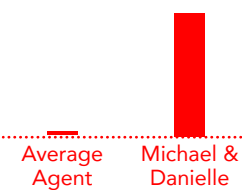
4107Folsom.com

\$ PER SQUARE FOOT



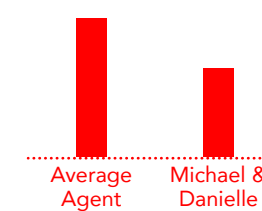
Our sellers earn 16% more per square foot

FAMILIES HELPED



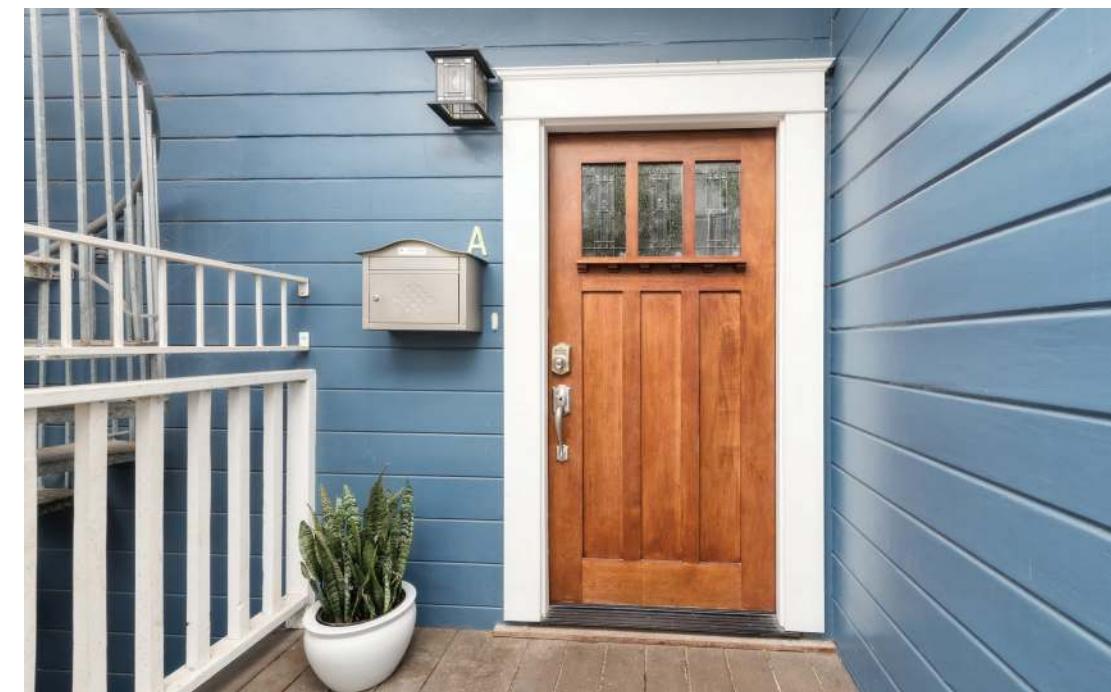
We have more experience than 99% of other agents

DAYS ON MARKET



Our listings sell 37% faster

BernalHeights.com



# 4107 A Folsom BERNAL HEIGHTS

Rare Condo Opportunity

Built in 1908, 4107 A Folsom Street is a two bedroom, one bathroom condo in a two unit building conveniently located just three blocks from Cortland Avenue in Bernal Heights. The home enjoys lovely vintage details and character such as hardwood floors, high ceilings, large windows, arched passageways, plus an exclusive-use deck.

Entering 4107 A Folsom Street, you will find yourself in a bright living room with hardwood floors and windows on two sides for extra light and the adjacent dining room, which comes with hardwood floors, a large window, and a vintage archway.

The eat-in kitchen has hardwood floors, high ceilings, and a Viking six-burner range. Fully updated with high-end stainless steel appliances, the kitchen also features a Bosch dishwasher, a Zephyr hood, and a Fisher & Paykel refrigerator, along with Caesarstone countertops, a farmhouse style sink, and a greenhouse window. If you love to cook, this kitchen is for you.

The hallway features a charming alcove and two closets, along with access to the bathroom and bedrooms. Both bedrooms have high ceilings, large closets, and hardwood floors, while the master bedroom is distinguished by large windows on two sides. The full bathroom, with a shower over a tub, has a Ronbow designer sink with Kohler brushed nickel fixtures, a Toto toilet and glass mosaic tiling.

Part of what makes this home special is the dedicated deck, which offers outdoor space to play, relax, or entertain friends. Unlike many condos, this home also has a very large storage area, a separate laundry room, and built-in storage.

You will love living in one of San Francisco's favorite neighborhoods. Bernal Heights is beloved for its community feel and 4107 A Folsom Street is ideally located near Cortland Avenue with its artisanal shops, organic groceries, delicious restaurants, yoga, gym, a wonderful public library, multiple parks and playgrounds, and other helpful services. Want to eat "farm to table?" Hop down to the Alemany Farmers Market for Ferry Building goodness without the tourist price tag!



## Neighborhood

Nearby bakeries and cafes include Black Jet Baking Co, Little Bee, Pinhole, Martha's Bros, and the Epicurean Trader. Restaurants include 3rd Cousin, Red Hill Station, Piqueos, Little Nepal, Nute's, Vega, and more. Craving something extra? Head down the hill to La Lengua, the foodie/cocktail haven south of Chavez. 4107 A Folsom Street also enjoys easy freeway access to the Silicon Valley commuter corridor plus nearby 24 and 67 Muni lines.

