

**WE ARE BERNAL HEIGHTS' PREMIER REAL ESTATE TEAM**



**DETAILS YOU'LL LOVE**

**The Home**

- Built in 2004, Professionally Managed by Citiscape
- Two Bedroom, Two Bathroom Top Floor Corner Unit
- One-Car Deeded Garage Parking
- Two Assigned Bike Parking Spots in Garage
- Views and Sunshine
- Contemporary Amenities
- Open Floor Plan
- Great for Entertaining or Nesting
- Quiet and Private
- Stainless Steel Appliances
- In-unit Stacking Washer and Dryer
- 980 Square Feet Per Floor Plan

**Tiffany Gardens**

- 2004 Construction
- 42 Units, 33 Residential, 9 Commercial
- Huge Shared Courtyard & On-Site Garage With Secured Bike Storage

**The Neighborhood**

- Ideal Mission Location
- Limited Access, Bike-Friendly Street
- Endless Food and Drink Destinations
- Easy Access to Parklets, Parks and Playgrounds
- Awesome Transportation, including BART, Muni, Tech Shuttles, Ford GoBikes, and Convenient Access to Highways 101 and 280
- Walk Score: 94
- Bike Score: 90
- Transit Score: 80

**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.

**\$ PER SQUARE FOOT**



**FAMILIES HELPED**



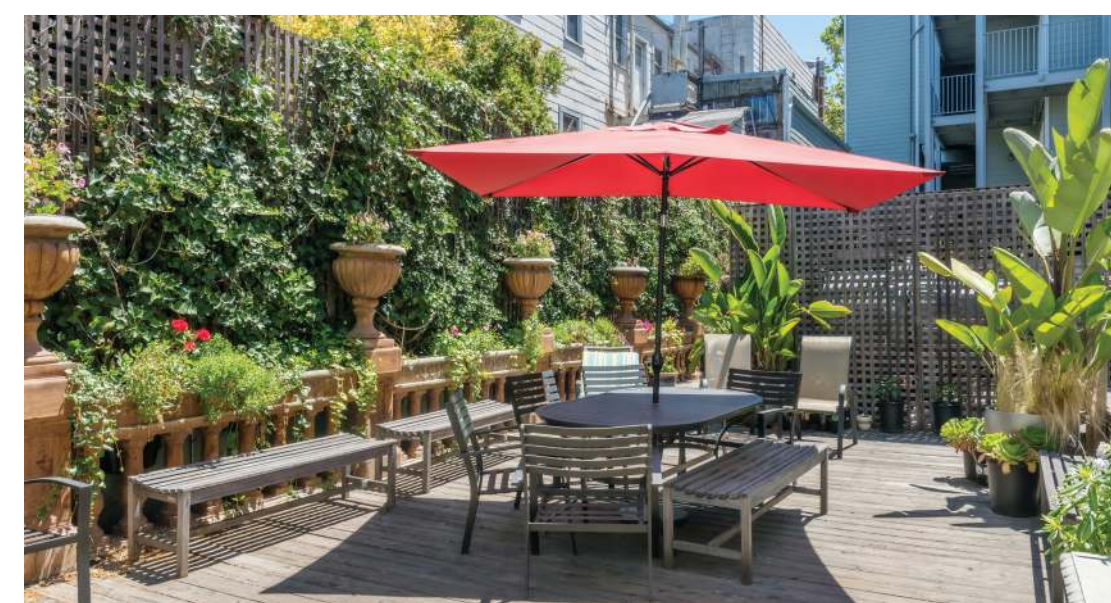
**DAYS ON MARKET**



Proudly presented by Michael Minson and Danielle Lazier

Bedrooms: 2 • Bathrooms: 2 • Parking: 1 Car Parking/2 Bike Spots  
Sq Ft: 980 Per Floor Plan • Type: Condo

199Tiffany.com



BernalHeights.com





SUNNY MISSION VIEW CONDO  
AT TIFFANY GARDENS

199 Tiffany Avenue #405 is a top floor corner condo at Tiffany Gardens offering two bedrooms, two bathrooms, and one car deeded garage parking. You will love this condo for its excellent La Lengua location on the cusp of Bernal Heights, Noe Valley and the Inner Mission, and its functional, open plan layout. The South and West facing unit offers bright and sunny living spaces with scenic outlooks of Bernal Heights and Twin Peaks and ample outdoor areas for you and your neighbors to enjoy.

The living area has large, double hung windows with expansive views of Twin Peaks to the west, while the dining area has a bay window and views of Bernal Heights to the southwest. The kitchen comes equipped with stainless steel appliances, freshly painted cabinets, and new Italian ceramic tiles.

The two separated bedrooms each have brand new Berber carpeting and ample closets. The master suite has a large southeast facing window, and an en suite bath, entered through contemporary frosted French-style doors, with a marbled shower, a limestone-topped vanity, and newer European fixtures. The second bedroom and full bathroom have views of Holly Park. The enclosed in-unit stackable washer and dryer are conveniently located in the hallway.

The back door of this unit provides direct access to two outdoor spaces, the first of which is the entryway just outside, perfect for enjoying a morning cup of coffee. The second shared outdoor space is an expansive courtyard with two raised decks and well-kept landscaping. This space, fitted with Parisian-style street lamps and plants in large vintage-style urns, has two outdoor rooms, one of which would be perfect for an dinner party a fresco, while the second space, scented with a trellised jasmine plant, is perfect for lounging with a cocktail or cup of tea. This unusually large outdoor space provides an excellent venue for entertaining groups, having barbecues, playing catch with your dog, or flexing your green thumb.

The circa 2004 building, Tiffany Gardens, along with its outdoor space, was designed with resident comfort and security in mind. Each door is individually accessed via a high-security key fob. There is also a secure bike storage room with two assigned spaces and additional spaces as available.

In addition to the spacious, sunny unit and the fabulous outdoor space, 199 Tiffany Avenue #405 will please you with its fantastic La Lengua location on a bike-friendly limited access street at the crossroads of three neighborhoods: the Mission, Bernal Heights, and Noe Valley. Tiffany Avenue boasts Friends of the Urban Forest's first sidewalk garden installation, and is lined with attractive trees and plantings.



## NEIGHBORHOOD

Neighborhood amenities are vast and include in the building or across the street the popular Café Seventy8, Rock Bar Front Porch, Good Frickin Chicken, Stemful, a STEM-based playspace for little ones, a UPS store with storage for residents only, a post office, and other destination food and drink: Emmy's Spaghetti Shack, Blue Plate, the Royal Cuckoo, Old Bus Tavern, Old Devil Moon and more.

