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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

KELLERWILLIAMS  
**Luxury**  
INTERNATIONAL

  
**We Know  
BERNAL**

COMPASS

3655  
**FOLSOM**  
BERNAL BEAUTY  
WITH EXPANSION POTENTIAL



Proudly presented by Michael Minson and Danielle Lazier

Bedrooms: 3 | Bathrooms: 1  
Square Footage: 1,335 per Floor Plan (+760 sqft expansion potential)  
Type: Single Family Home

3655Folsom.com







3655 Folsom Street is a three bedroom, one bathroom single family home conveniently located just north of Cortland Avenue between Eugenia and Powhattan in Bernal Heights. The home enjoys lovely Arts and Crafts details and character such as hardwood floors, high wainscoting, large windows, and built-ins.

Built in 1912, this home offers plenty of expansion potential. On the main level, enter via the front garden with mature plantings and brickwork into a double parlor with a formal living room with extra high wainscoting and a dining room with a large bay window and windows on two sides for extra light. The layout is welcoming for parties and gathering with friends.

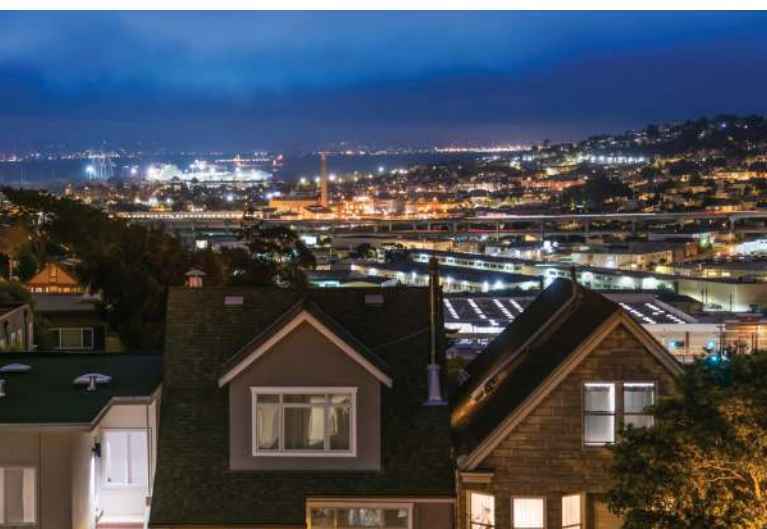
The eat-in kitchen has hardwood floors, tall wainscoting, and a Wolf range. Just adjacent you will find a separate office with windows on two sides. Also on the main level is the full bathroom with a clawfoot tub, and a generously sized bedroom with a deck, a glass-paned door, and views of the bay to the East.

On the second floor, the second and third bedrooms have ample closets, new carpet, and new light fixtures. The second bedroom has charming cottage-style windows overlooking trees, while the third bedroom offers expansive eastern views.

Part of what makes this home special is the flat back garden with its mature plantings, including white irises, rose bushes, fragrant jasmine, and bright nasturtiums. Just off the back garden, you will find a huge open space with windows, a laundry room, extra storage, direct street access, and 12 foot ceilings for expansion potential.

You will love living in one of San Francisco's favorite neighborhoods. Bernal Heights is beloved for its community feel and 3655 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!

This Bernal Heights home is waiting for your imagination and creative touch.



## 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, Piqueo's, Little Nepal, Nute's, Vega, and more. Craving something extra? Head down the hill to La Lengua, the foodie/cocktail haven south of Chavez. 3655 Folsom Street also enjoys easy freeway access to the Silicon Valley commuter corridor plus nearby 24 and 67 Muni lines.