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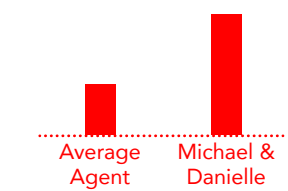
WE ARE BERNAL HEIGHTS' PREMIER REAL ESTATE TEAM

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.

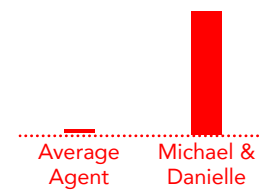
2017 LISTING RESULTS

\$ PER SQUARE FOOT



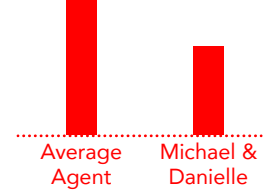
Our sellers earn 16% more per square foot

FAMILIES HELPED



We have more experience than 99% of other agents

DAYS ON MARKET



Our listings sell 37% faster

BernalHeights.com

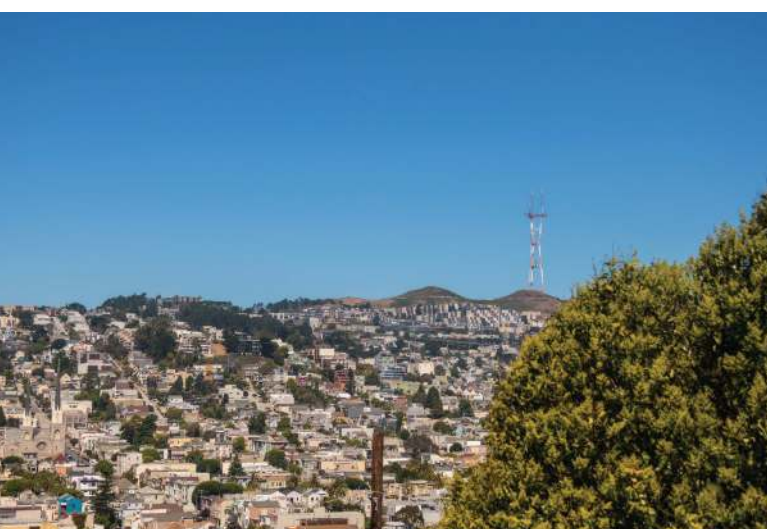


Proudly presented by Michael Minson and Danielle Lazier

Bedrooms: 3 | Bathrooms: 2 | Parking: 1 Car Garage
 Square Footage: 1,510 Per Floor Plan and 911 Per Tax Record
 Type: Single Family Home

72WinfieldSt.com





Bernal Heights Mid-Century Single Family Home

72 WINFIELD

Built in 1952, 72 Winfield Street is a three bedroom, two bathroom single family home with one-car parking. This is the sweet spot of Bernal Heights, close to Cortland, the Mission, of course, the Esmeralda Street Slides. This updated and freshly painted home has abundant natural light, a protected rear garden, refinished hardwood floors, updated kitchen and baths, one car garage, and in-unit laundry.

72 Winfield Street welcomes you with a covered entry and a foyer with two windows, a coat closet, and wood-grain porcelain tile. The stairwell is naturally lit by a skylight and the landing offers a linen closet lined with custom cedar shelving. Access the living room via a charming archway and enjoy refinished parquet flooring and a picture window overlooking a mature tree. Adjacent is the open floor plan dining room, breakfast bar and kitchen.



The updated kitchen comes with hardwood floors, a skylight, and stainless steel appliances, including matching KitchenAid oven, refrigerator, microwave, and dishwasher. Distinctive sand-colored granite countertops and an extra deep Dawn contemporary farmhouse style sink with a brushed stainless steel apron, a gooseneck faucet, and filtered water add practical and aesthetic flair.

The two bedrooms on the upper level have hardwood floors, closets, and views of Twin Peaks and the garden below. The upper level bathroom, with a skylight, and shower over bathtub, is fitted with subway tiles, a Toto toilet, a built-in medicine cabinet, and a wall-sconce.

On the lower level, find the master bedroom with high ceilings, hardwood floors, open beams and an ensuite bathroom with a shower over a tub. This room also functions as a multi-purpose family room or guest suite and includes a laundry closet and large storage closet. The lower level was built without benefit of permit.

Off of the lower level, accessible via a glass-paned door, there is a flat landscaped yard with a deck, an iron slate flagstone patio, a beautiful Privet tree, and great afternoon sun.

72 Winfield enjoys the charm of Bernal Heights along with the accessibility of being on the western slope, near commuter options and fabulous Mission Street restaurants bars, markets, and transit. Be sure to take a ride down the Esmeralda Street slides, surely the most playful way to transport down the hill!



Neighborhood

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