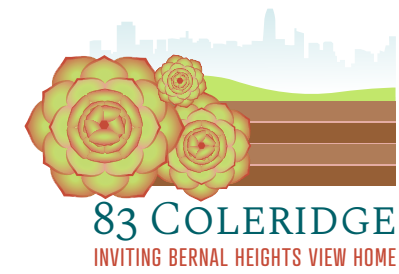


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WE ARE BERNAL HEIGHTS' PREMIER REAL ESTATE TEAM

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2018 LISTING RESULTS



IN BERNAL HEIGHTS
 (UNITS AND VOLUME)

\$ PER SQUARE FOOT



DAYS ON MARKET



IN SAN FRANCISCO
 (UNIT SALES SFR/CONDO/MULTI-FAMILY)

More experience in SF and Bernal Heights than any other team

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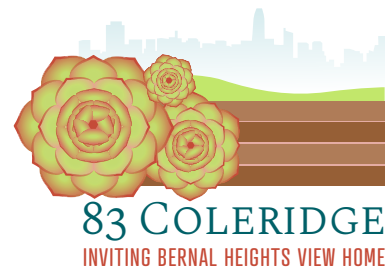


Proudly presented by Michael Minson and Danielle Lazier

Bedrooms: 3 ■ Bathrooms: 2 ■ Parking: 1 Car
 Square Footage: 1,405 Per Floor Plan Visuals | 1,000 Per Tax
 Type: Single Family Home

83Coleridge.com





Welcome to 83 Coleridge, a three bedroom, two bathroom single family home with one-car garage parking. Located on Bernal Heights' coveted western slope, you'll love this home for its enviable location, stylistic touches, secluded outdoor areas with multiple decks and patios and huge views, and ample storage space.

At street level, find an elegant wrought-metal gate guarding a private stairway leading to the front door on the main level. Upon entry, you are greeted with a foyer and great room. The dining area opens to a living space that features a bright bay window with stellar westward views of sunsets over Noe Valley and out to Twin Peaks. Featuring beautifully refinished hardwood floors, built-in shelving, and a spiral staircase down to a lower bedroom, the main level offers plenty of charm and open space for lounging and entertaining.

The kitchen on the main level features newly-installed Bianco River Quartz countertops and backsplash, and updated appliances including a stainless steel refrigerator and gas range. Eastern light pours in through tall windows at the back of the house, separated by a door leading out to the rear patio with deck access.

The main level is completed by the first bedroom, which can double as a dedicated office space or nursery with a window overlooking the rear patio, a full bathroom, a hidden washer/dryer nook, and second spiral staircase leading upstairs to the master suite. The master suite has a large closet, an ensuite bathroom with wide counter space, and access to the rear decks and patio with huge views of downtown and to the Bay Bridge. A large storage area is perfect for everyday items up front and long-term storage in the rear.

The lower level offers an additional bedroom and living space with two windows and two closets, a recessed sleeping area, additional storage space, and private access to the deck above the garage with Noe Valley and Twin Peaks views.

The rear decks offer panoramic vistas from multiple levels. Surrounded by lush and vibrant low-maintenance vegetation, there are multiple spots to wake up with your morning coffee and unwind with a glass of wine.

With tastefully updated and thoughtful design, an amazing Bernal location, and a bounty of beautiful outdoor space, this home has much to offer. The area's small village feel and dog and kid-friendly vibe, its abundance of dining, shopping and bars, and its pristine weather and views make this home a can't-miss opportunity. If you're looking to live in a thriving and friendly community, 83 Coleridge may be your perfect fit.



NEIGHBORHOOD

If you need more room to roam, the green space at Coleridge Mini Park just across the street. One block over, Mission Street is a hub of local hotspots. Enjoy South American cuisine at the popular El Paisa, ramen at Fumi and Coco's, or down home favorites at The Front Porch. Shopping and essentials are also close by, with Safeway and Walgreens within a few hundred feet. And of course, there is easy access to Bernal's Cortland Avenue with its multitude of shopping, dining, playgrounds, parks, and amenities.

