

**SINGLE FAMILY HOUSE AT CONDO PRICE!!
Marina District**

**73 TOLEDO WAY
San Francisco, California 94123**

www.73Toledo.com



**Offered for \$1,680,000
3 Bedrooms + Office, 2.5 Baths
2+ Car Tandem Garage**

**Kitchen with top appliances
Living Room w/ FP, Dining Room
Deck, Patio + Garden**

Schumacher Properties
Wise Investing, Inspired Living

Rebecca Schumacher
Direct: 415.928.3800
rebecca.schumacher@sothebyshomes.com
www.schumacherproperties.com

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INTERNATIONAL REALTY



73 Toledo Way

73 Toledo Way offers a wonderful opportunity to own a lovely move-in condition single family house in the popular Marina District. Built in 1925 and significantly updated most recently in 2001, the residence offers three bedrooms, an office, 2.5 baths and two car tandem parking.



The main floor includes the living room with gas starter fireplace, dining room and kitchen with truly top of the line appliances, granite counters and wood cabinetry. Appliances include a Miele espresso/cappuccino machine; Thermador six-burner gas range with oven; Master hood; Kitchen Aid stainless steel refrigerator, dishwasher and trash compactor; Sharp microwave and stainless steel double sink. The master suite with its wall of closets is also found on this floor and opens to a deck overlooking the garden. The master bath includes a separate water closet.



The main staircase with its iron railing and sisal floor covering leads to the upper floor that includes two bedrooms, an office and full bath. There are hardwood floors throughout much of the residence.

A central staircase leads from the main floor's hall to a ground floor finished area with laundry room (hookups only) and half bath. The two-car tandem garage is entered via this level. The patio and garden with its large Magnolia tree, Japanese maples and hot tub can also be accessed via the garage.



NEIGHBORHOOD

Life on Toledo Way is ideally situated just a block to the north of Chestnut Street, the neighborhood shopping and dining street at the heart of the vibrant Marina District. It is also close to Fillmore and Union Streets, all offering some of the City's most wonderful shopping, restaurants and exercise options.

Also nearby are the Marina Greens and Crissy Field with the promenade leading to the base of the Golden Gate Bridge. The Presidio National Recreation Area—with its superb YMCA and trails—is enjoyed by many Marina residents. Fort Mason's Sunday Farmer's Market, plus its art galleries and special events venue, are major pluses for the neighborhood.

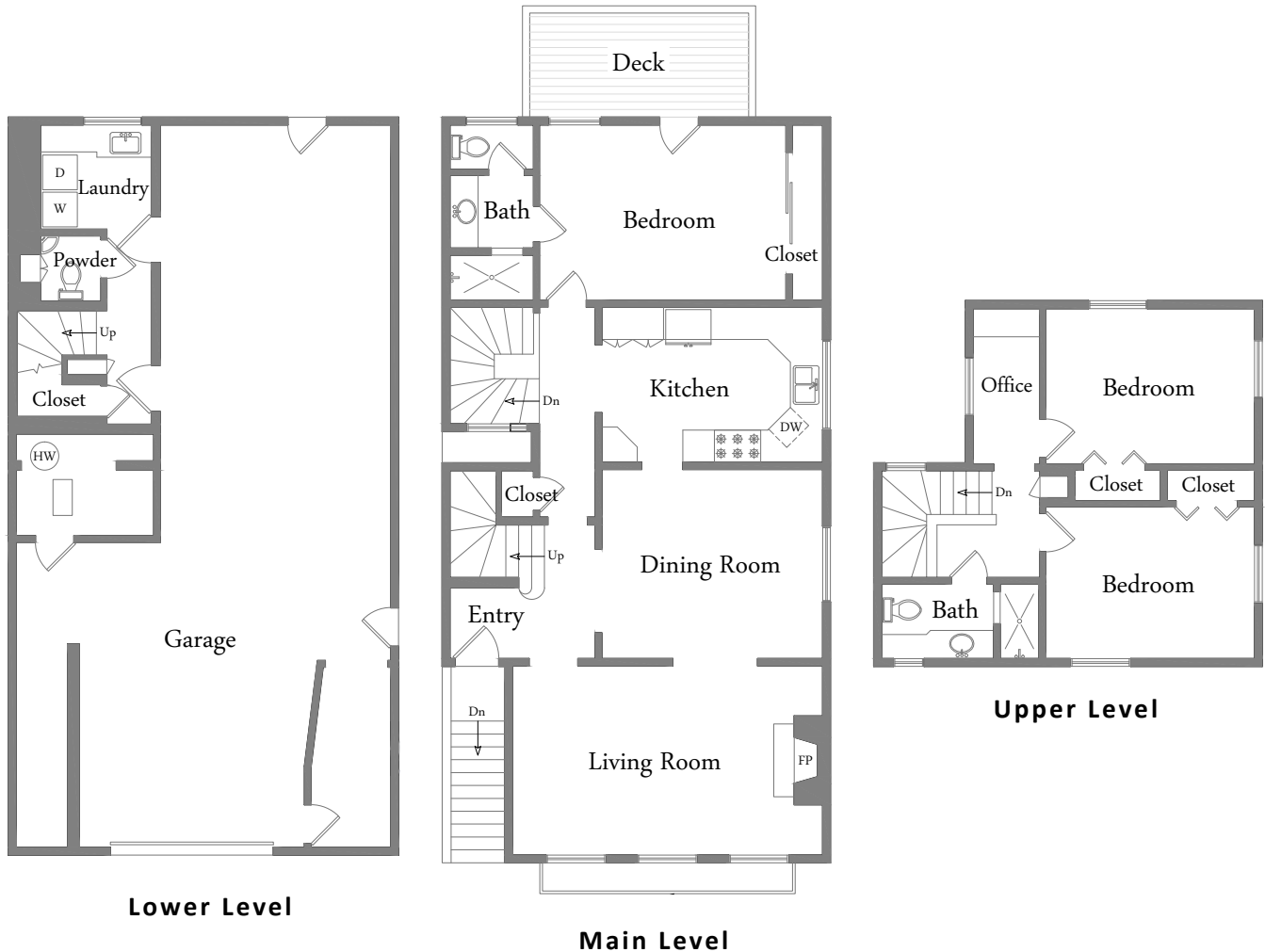
REMARKS

- Offers to be on SFAR contract, accompanied by letter of lender pre-approval (or proof of assets if all cash) and signed Disclosure Package.
- Escrow has been opened with Ms. Nga Losacco with Fidelity National Title, 55 Francisco Street.
- Link to online Disclosure Package is available from the listing agent upon request.

See reverse side for floor plans.



73 Toledo Way



PLEASE CONTACT:

Rebecca Schumacher, Listing Agent, Realtor®

Top 1% Citywide* and #1 Agent in the Marina**

Member, Top Agent Network

Direct + Mobile: 415 928 3800

rebecca.schumacher@sothebyshomes.com

www.schumacherproperties.com

DRE #01756452

Sarah Schnepf, Realtor®

Licensed Assistant to Rebecca

Direct: 415 901 1759

Mobile: 415 596 7244

sarah.schnepf@sothebyshomes.com

www.schumacherproperties.com

DRE #01714260



Sotheby's
INTERNATIONAL REALTY
117 Greenwich Street
San Francisco, CA 94111



*Based upon number of transactions and sales volume of all Brokerages, per SF Association of Realtors MLS 2012.

**Based upon number of transactions and sales volume of all Brokerages, per SF Association of Realtors MLS data 2007-2012 combined.

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