

HILLCREST CONDO



140 Walnut Avenue, Unit 4G
MLS# 10002706

Offered at \$379,000.
NOT A SHORT SALE AND NOT AN REO.

This tastefully remodeled, double master suite home enjoys a top floor location with only one common wall. It overlooks the pool patio framed with lush trees.

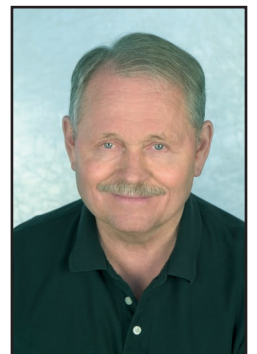
Tucked in the corner of leafy 3rd Avenue and Walnut Avenue, the neighborhood is surprisingly quiet for such a convenient urban location.

Bordering Hillcrest, Bankers Hill and the Balboa Park area, residents are walking distance to the Park, shopping and entertainment and moments from downtown, Mission Valley, the Airport and the beach!

The building, a Hillcrest classic, has been refurbished thanks to strong HOA leadership and yet, the HOA fees are modest.

visit JimGreer.com for more details and images on this listing.

Contact Agent Jim Greer 619-692-1628



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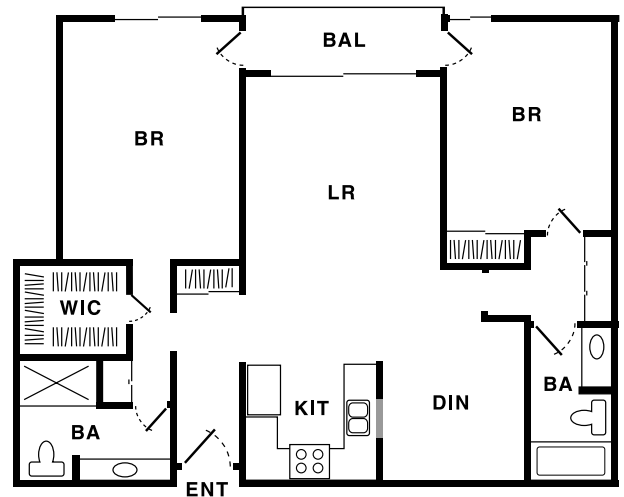


Jim@JimGreer.com
www.JimGreer.com





4G



UNIT UP-GRADES

	LIVING/DINING	KITCHEN	BATHS	BEDROOMS	ALL
CEILING	Re-Textured	Re-Textured	Re-Textured	Re-Textured	Re-Textured
FLOORS	Hardwood	Hardwood	Tile	Carpet	
COUNTERS		Granite Slab	Granite Slab		
PLUMBING		Sink/Faucet	Sink/Faucets Low Flush Toilets		Angle Stops Faucet Lines
ELECTRIC	Light Fixtures	Light Fixture	Light Fixtures		Circuit Panel
MISC.	2 Skylights in DIN (Solartubes)	Glass Tile Backsplash	New Mirrors Skylights (Solartubes)	Paint	Paint

City: San Diego
Cross Street: 3rd Ave

Community: Hillcrest
Map Code: 1269A6

Zip : 92103
SF: 1,124

Status: Active
Directions to Property: 1st Ave to Walnut Ave

LD:1/14/10

APN: 452-401-08-21
Topography: Level
Sewer: Connected
Pool: Below Ground

Lot Size: Common Interest
Pets: Allowed W/Restrictions
Water: Meter on Property
Source of Sq Ft: Assessor

GENERAL INFORMATION

of Units: 21
Exterior: Stucco
Laundry: Common
Security: Closed Circuit TV

Stories: 4
Heat: Forced Air
HOA Fees: \$285.00

Year Built: 1972
Cooling: Forced Air
Parking: 1 space

PREPARED BY: JIM GREER JR. INFORMATION IS BELIEVED TO BE RELIABLE, BUT NOT GUARANTEED.

BUILDING UP-GRADES

	THROUGHOUT	POOL
STRUCTURAL	New Roof	Re-plastered, Drain and Tiles Added, New Rails
MECHANICAL	New Hot Water Heater	Filter and Heater Replaced
SECURITY	Closed Circuit Security System Garage Door Opener	
COSMETIC	Front Door and Transom, Front Door Awning, Lobby and Halls, Landscaping	Patio Deck Furniture