

Bankers Hill Condo

Presented by **JG Jim Greer** San Diego's Realtor



3003 FIRST AVENUE, UNIT 4

OFFERED AT \$585,000

MLS# 170044895





3003 First Avenue is in the San Diego neighborhood of Bankers Hill. This centrally located neighborhood is adjacent to and walking distance from the vibrant neighborhoods of Little Italy, Hillcrest, Down Town San Diego and

the world Famous Balboa Park. Local shopping, dining, theatres, night clubs and outdoor entertainment opportunities are moments away. Freeway close, Bankers Hill is minutes from the airport, malls, beaches and bays!



3003 First Avenue is on the corner of First Avenue and Quince Street. The nearly 1,200 S.F. corner unit is a floor-through space with exposure to the south along Quince Street and a balcony to the west on First Avenue.

The balcony enjoys breezes off the San Diego bay, a peek of the bay and fabulous sunsets!



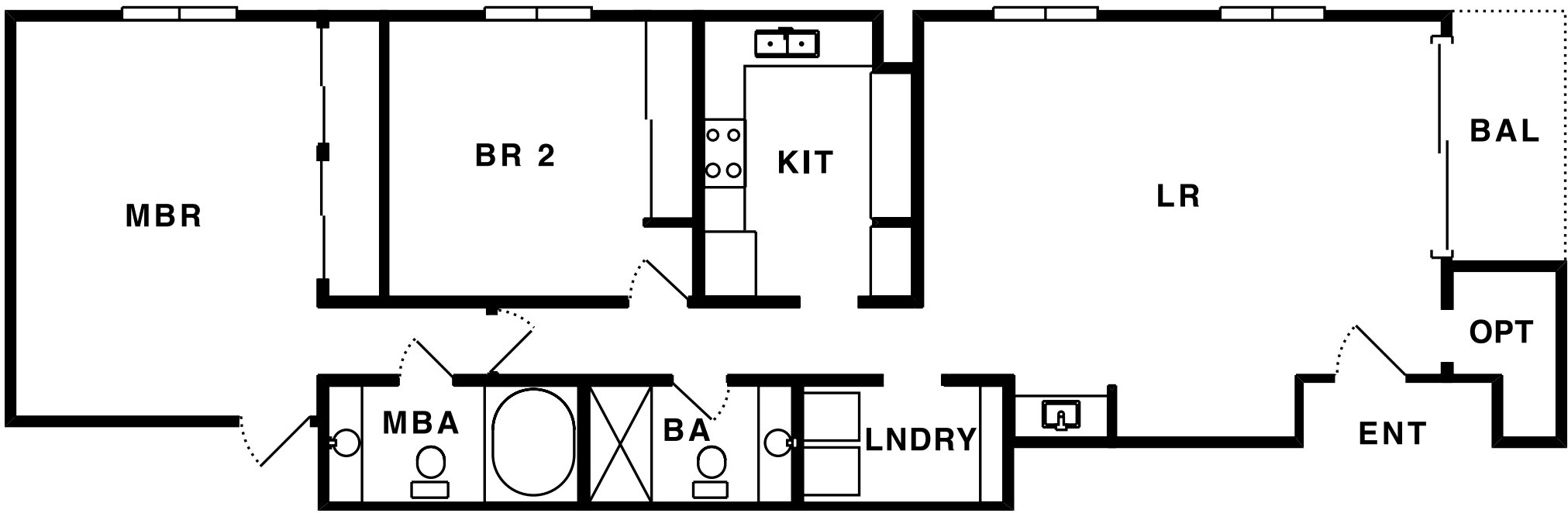
Bankers Hill is a historic location with many historic homes and structures. Steps away from the property is the Quince Street foot bridge that crosses Maple Canyon. Built in the Victorian era when there were few automobiles,

the bridge was a popular way to quickly walk to Balboa Park - it still is! Additionally the walking trail in Maple Canyon is a great opportunity to enjoy the outdoors - if you walk to the west end, you'll be in Little Italy!



Although a cosmetic redo priced accordingly, consider these advantages: location; nearly 1,200 s.f. corner floor-through space; very little common wall with neighbors; in-unit laundry room with lots of storage, a small

optional room for storage, a cozy office or something else; two side by side parking spaces; rear exit and stairs to the outside and to the garage; non smoking building; hands-on, self-managed board; low HOA fees.



ADDITIONAL INFORMATION

City: San Diego
 Map Code: 1269 A7
 Directions: 1st to Quince

LD: 8/25/17
 Cross St: Quince
 Complex: Sunset Terrace

Status: Active
 Zip : 92101

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 SAN DIEGO, CA 92101**

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GENERAL INFORMATION

APN: 452-615-05-04
 Year Built: 1976
 Lot Size: Common Int.
 Roof: Composite
 Parking Gar: Gated, 2 Space
 Source of SF: Assessor Record

SF: 1,193
 Topog.: Gentle Slope
 Exterior: Stucco
 Heat: Radiant
 Pets: 1 Pet Allowed
 HOA Fee: 400 mo.

Stories: 4
 # of Units: 6
 Unit Ent. Level: 3
 Sewer: Connected
 Water: Meter on Prop

Contact Agent: Jim Greer (619) 985-1628
CA BRE Lic. 01240616

2nd Agent: Tobi Gary (619) 248-1387
CA BRE Lic. 01907086



ROOMS INFORMATION

LR/DDIn: 22 X 16 Kit: 12 X 9 MBR: 18 X 14 BR 2: 12 X 12

Prepared by: Jim Greer Information is believed to be reliable, but not guaranteed.

