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3635 THIRD AVENUE, UNIT 4

OFFERED AT \$499,900

MLS#180021817

This Dual-Master condo is a floor-through plan with exposure on two sides and great cross ventilation. There are 2 side by side parking spaces in the gated garage.

Recent upgrades: 2012 – New stove, refrigerator, tile flooring; 2013 – New hot water heater, washer/fryer, bathroom vanities, low-flow toilets, master bedroom carpet; 2014 – Granite counter tops, interior paint throughout, new gate installed off bedroom that leads to the BBQ area.

The gas fireplace has been capped off, but is easily reactivated. Recent HOA improvements: New stairs to second floor, repaired stucco as needed, new doors to water heater closets, repainted exterior and fence.

Coveted, “near-to-all” location, layout and side-by-side parking ideal for roommates, move- in condition, low HOA fees and history of good management, priced per s.f. below current Hillcrest average.

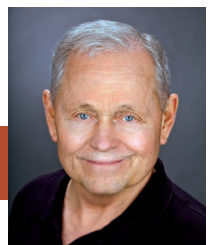
Visit JimGreer.com for More Information

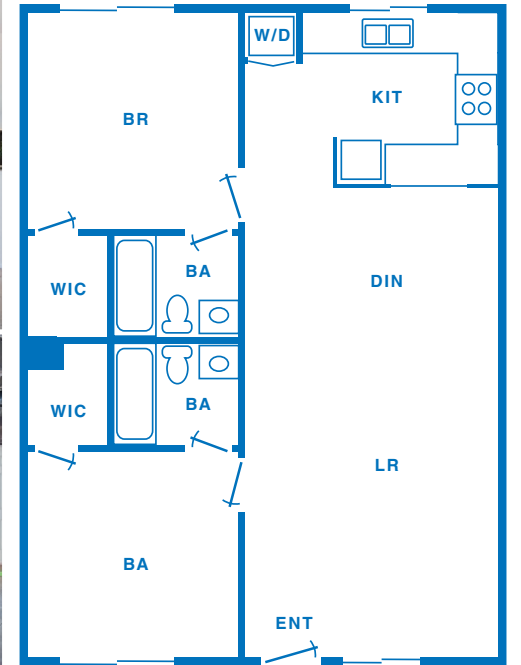
JG Jim Greer

619.985.1628



CA BRE Lic. 01240616





ADDITIONAL INFORMATION

City: San Diego LD: 4/26/2018
Map Code: 1269 A6 Cross St: Brookes
Directions: Washington or University to 3rd Ave

Status: Active
Zip : 92103

Laundry: Closet
HOA Fee: 350.00 mo.
ESF: 984

Parking Gar: 2 Space
Security: Gated
Source of SF: Assessor Record

Heat: Electric
Pets: W/Rest.

GENERAL INFORMATION

APN: 452-285-09-04 Complex: 3rd Ave Condos
Year Built: 1992 Topography: Level
Lot Size: Common Int. Unit Ent. Level: 1
Floors: Tile/Carpet Roof: Composite/Tile
Sewer: Connected Water: Meter on Prop

ROOMS INFORMATION

LR/DIN: 23 x 12.5
MBR: 10.5 x 10.5
Kit: 8.5 x 8.5
BR 10.5 x 10



Contact Agent: Jim Greer (619) 985-1628
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Prepared by: Jim Greer. Information is believed to be reliable, but not guaranteed.