

IN THE HEART OF HILLCREST





COMFORTABLE AND STYLISH HOME RECENTLY MADE NEW AGAIN!

You'll love this comfortable and stylish home recently made new again! Commanding the 4th floor corner of this venerable Uptown midrise, it provides bright two sided exposure and only one common wall with neighbors. These appealing rooms and amenities are a tale of

twos: two bedrooms, two baths, two balconies, two parking spaces, two storage spaces. Often sought and seldom found the unit combines the features and the feel difficult to describe but known when you see it and then there is the highly desirable location.

Over \$100K in unit upgrades and remodeling. Many upgrades to the complex amenities.



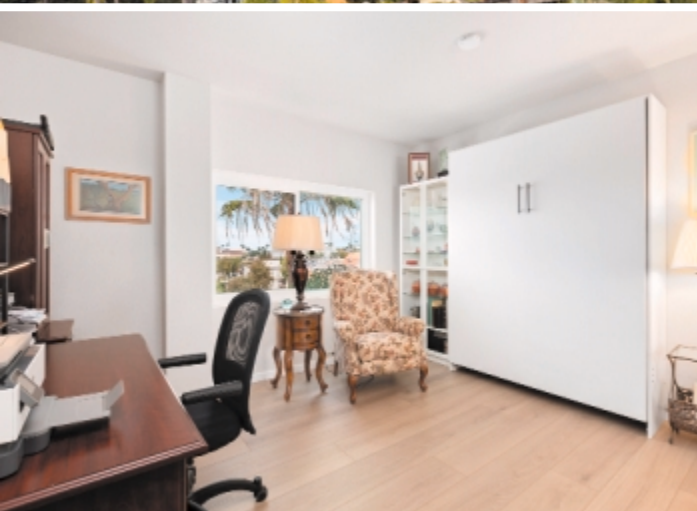
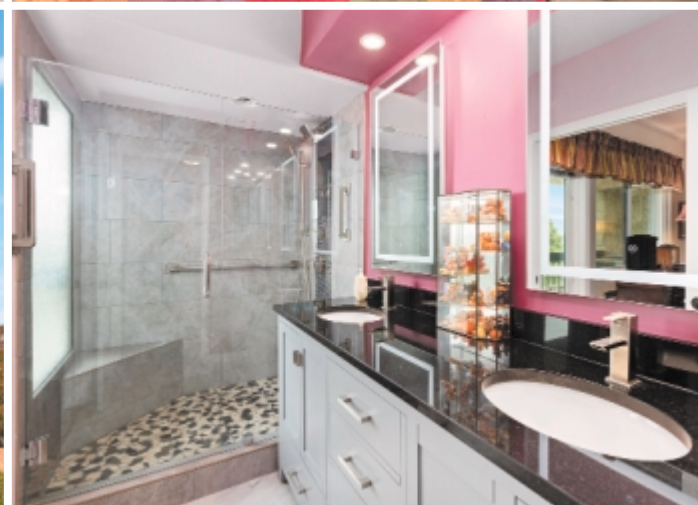
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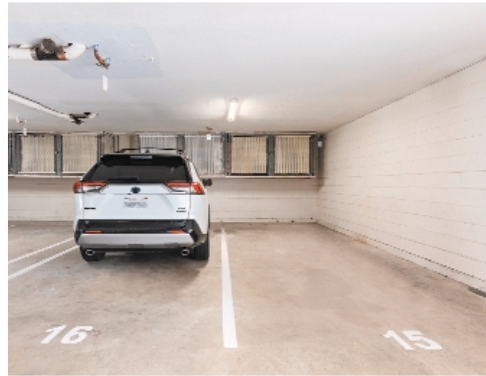
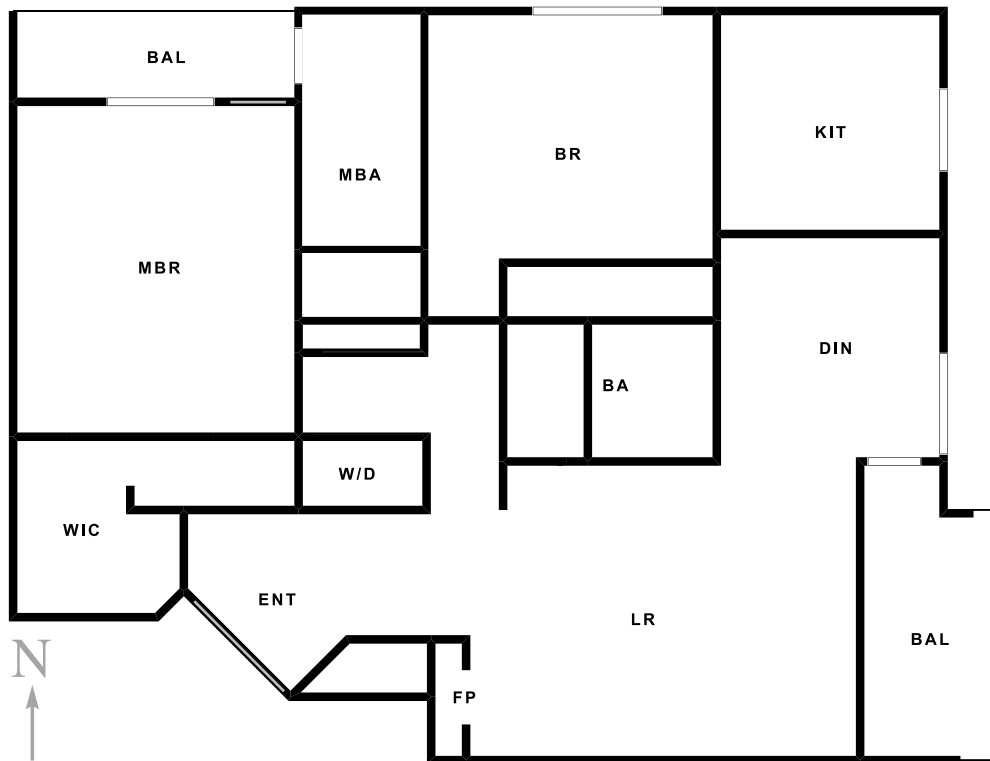
INTERIOR UPGRADES:

Dual pane windows, maple floors, interior painting, granite kitchen counter tops, cabinets, appliances, ceiling lighting, rebuilt ensuite bath in principal bedroom, newer heat/AC heat pump, "Murphy Bed" installed in the second bedroom (see "Upgrades.pdf") for more information. The two parking spaces are side by side style.

COMPLEX PLUSES:

Competitive HOA fees, heated pool, hot tub, BBQ and outside dining area, guest parking, new roof, rebuilt elevators, new security system. Walk to Balboa Park and its museums, theaters and the zoo. Walk to Hillcrest center including shopping, dining, entertainment, minutes to downtown, beaches, airport, malls and San Diego's principal attractions.





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JP Equity
Real Estate

ADDITIONAL INFORMATION

Status: Active LD: 2-5-25 MLS#: 260002775 City: San Diego Zip : 92103 Cross Street: Laurel St. Directions: Laurel St. to 1st Ave.

GENERAL INFORMATION

APN: 452-393-26-15	Year Built: 1984	Lot Size: Common Int.	Topography: Level	Bldg Ent Level: 1	Unit Ent. Level: 4	Stories: 6
#of Units: 40	Roof: Composite	Sewer: Connected	Water Meter: on Prop.	Cooling: Heat Pump	Heat: Heat Pump	Laundry: Closet
Floors: Wood/Tile	Pets: W/Restrictions	Fireplace: in L/R	Pool: Below Ground	Parking: 2 Side by Side	ESF: 1,222	HOA Fee: 730. per mo.
Source of SF: Assessor Record						

ROOMS INFORMATION

Living Room: 17 X 13 Dining Room: 10 X 10 Kitchen: 10 X 10 MBR: 14 X 12 BR2: 13 X 13