

# The Sunset Terraces



3003 1ST AVENUE, UNIT 1

OFFERED AT \$610,000

MLS# 190010717

## A BEAUTIFUL TURN-KEY CONDO IN BANKERS HILL

Bankers Hill is “The Sweet Spot” of Urban Living in San Diego. Shopping, dining and entertainment opportunities abound!

Maple Canyon is steps away offering a taste of indigenous nature with a walking trail and the Quince Street footbridge crosses the canyon towards Balboa Park - 2 short blocks beyond.

Handsomely upgraded with nearly 1,200 square feet of stunning! With exposures on two sides, beautiful millwork, sumptuous stone and tile finishes, elegant hardware, a balcony with a peek-a-boo view of the Bay and Pt. Loma, a generous in-unit laundry room and a smaller complex affording minimal common wall space. This home has it all!

Seller will pay HOA fees till the end of 2019.

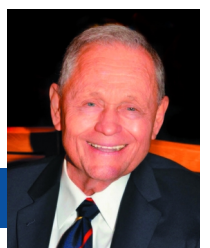
Visit [JimGreer.com](http://JimGreer.com) for More Information

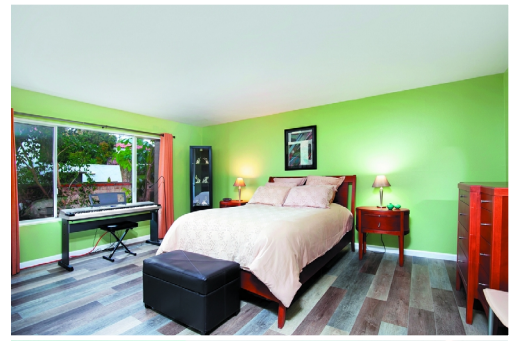
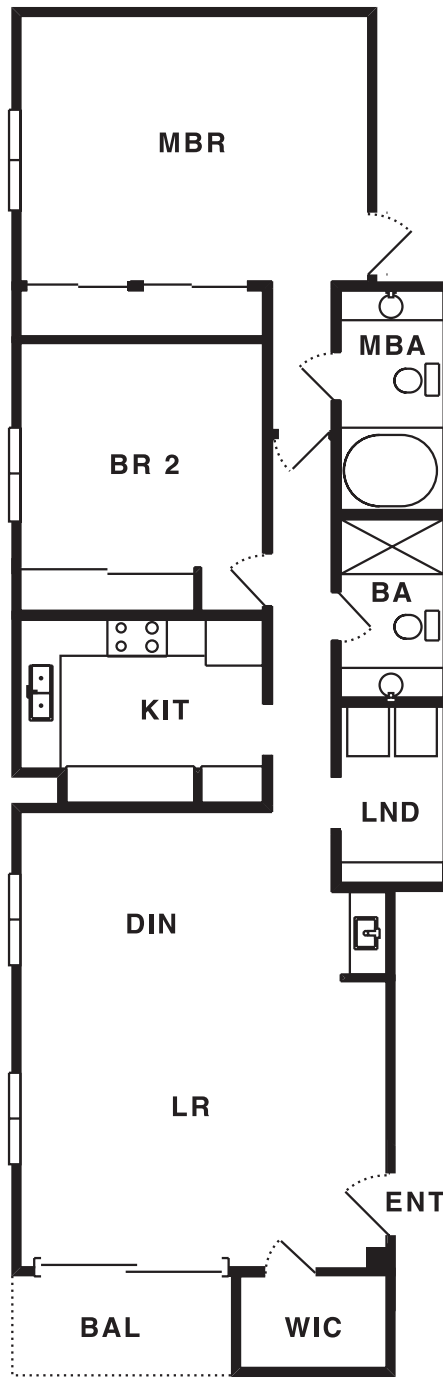
JG Jim Greer

619.985.1628



CA BRE Lic. 01240616





**ADDITIONAL INFORMATION**

City: San Diego LD: 2/27/19  
 Map Code: 1269 A7 Cross St: Quince  
 Directions: 1st to Quince

Status: Active Sewer: Connected  
 Zip : 92101 Pets: 2 Pets Allowed  
 HOA Fee: 400 mo.

Water: Meter on Prop  
 Parking Gar: Gated, 1 Space  
 Source of SF: Assessor Record

**GENERAL INFORMATION**

APN: 452-615-05-01 SF: 1,198  
 Year Built: 1976 Topog.: Gentle Slope  
 Lot Size: Common Int. Unit Ent. Level: 3  
 Roof: Composite Heat: Radiant

**ROOMS INFORMATION**

Stories: 4 LR/DDin: 22 X16  
 # of Units: 6 MBR: 18 X 14  
 Exterior: Stucco Kit: 12 X 9  
 BR 2: 12 X 12



Contact Agent: Jim Greer (619) 985-1628  
 2nd Agent: Tobi Gary (619) 248-1387

CA BRE Lic. 01907086  
 Prepared by: Jim Greer Information is believed to be reliable, but not guaranteed.

