



43990 CENTRE STREET, UNIT 405 * SAN DIEGO, CA 92103

Proudly Presented by **JG Jim Greer** & **Leah Greenwood** San Diego's Realtors







Located in the desirable San Diego neighborhood of Hillcrest, this 4th floor corner unit, 405 shares little wall space with it's neighbor and has light on 2 sides. There are 2 bed rooms and 2 baths. The unit offers views to South West toward downtown and the ocean.

It is turn key ready with today's popular upgrades. There is a soaring ceiling in the living room, a fireplace, extra storage off the balcony, an in-unit washer and dryer and it has two side by side parking spaces!

The HOA fees are modest. There is a common rooftop terrace with BBQ and meeting space. Some bike storage is available and the location has a "Walk Score" of 89!

The property is moments from Balboa Park and Hillcrest's shopping including the famous Hillcrest Farmers Market, dining and entertainment venue. Centrally located and freeway close, it's minutes from downtown, Little Italy, North Park, Mission Hills, Bankers Hill, Mission Valley the San Diego airport and popular beaches.

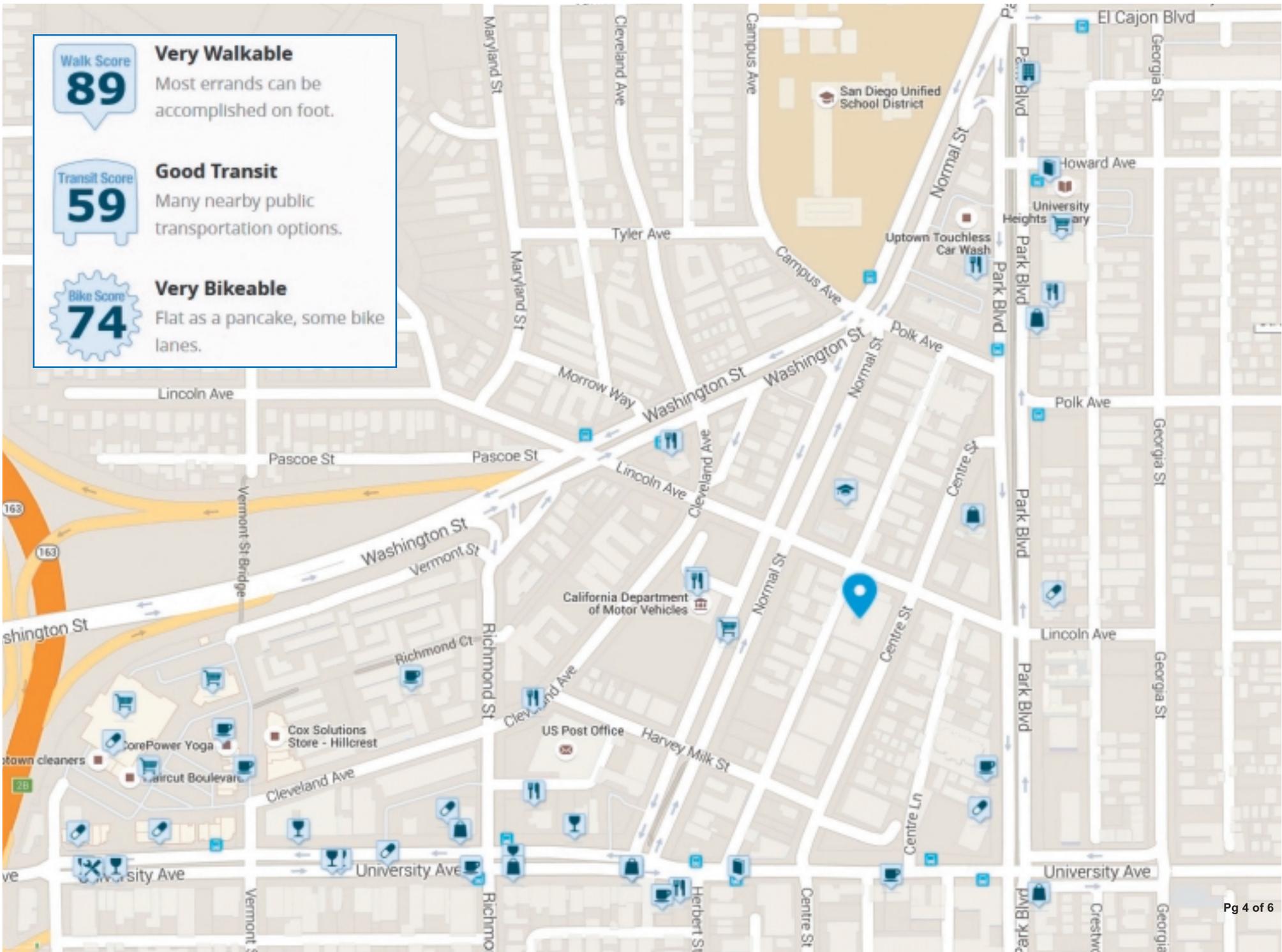
Please visit JimGreer.com for more information.



Walk Score
89
Very Walkable
Most errands can be accomplished on foot.

Transit Score
59
Good Transit
Many nearby public transportation options.

Bike Score
74
Very Bikeable
Flat as a pancake, some bike lanes.



SALES COMPARABLE TO 3990 CENTRE ST, UNIT 405



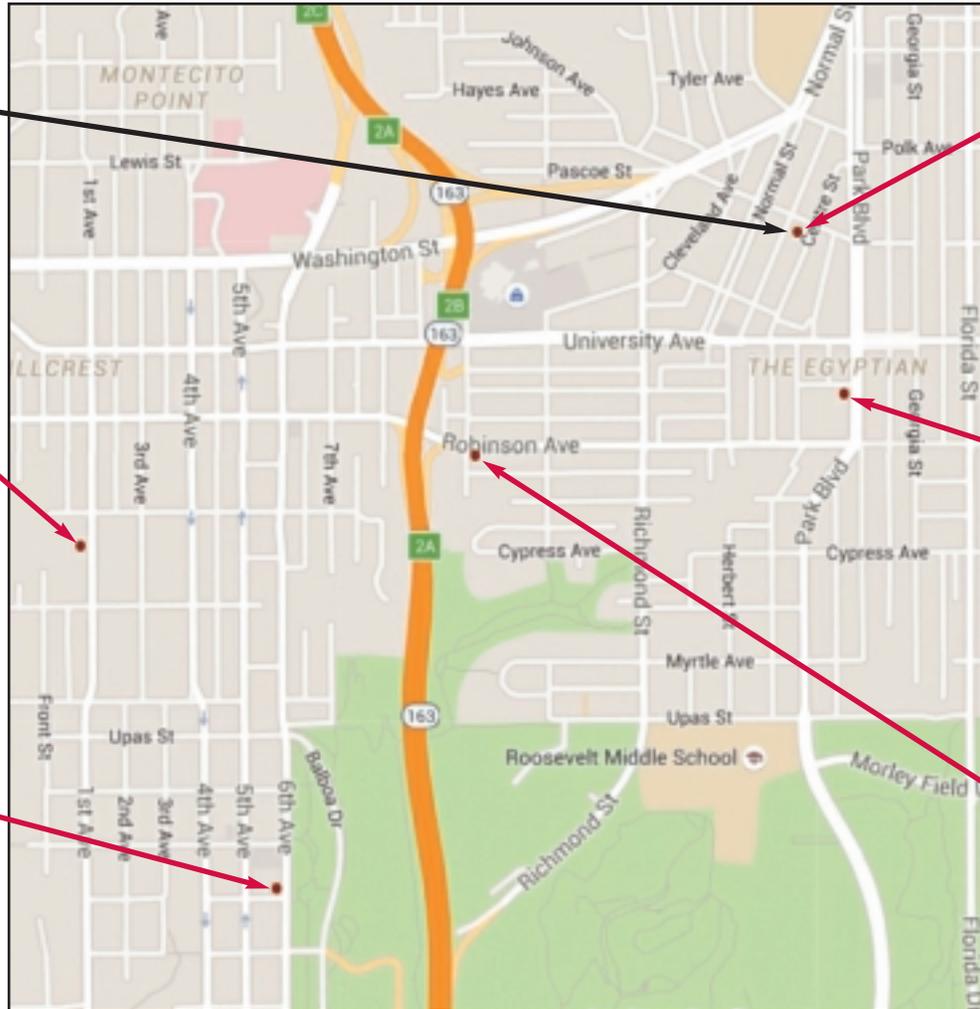
★ 3990 CENTRE ST, UNIT 405



C1 3570 FIRST AVE, UNIT 6



C2 3100 6TH AVE, UNIT 307



C3 3990 CENTRE ST, UNIT 307

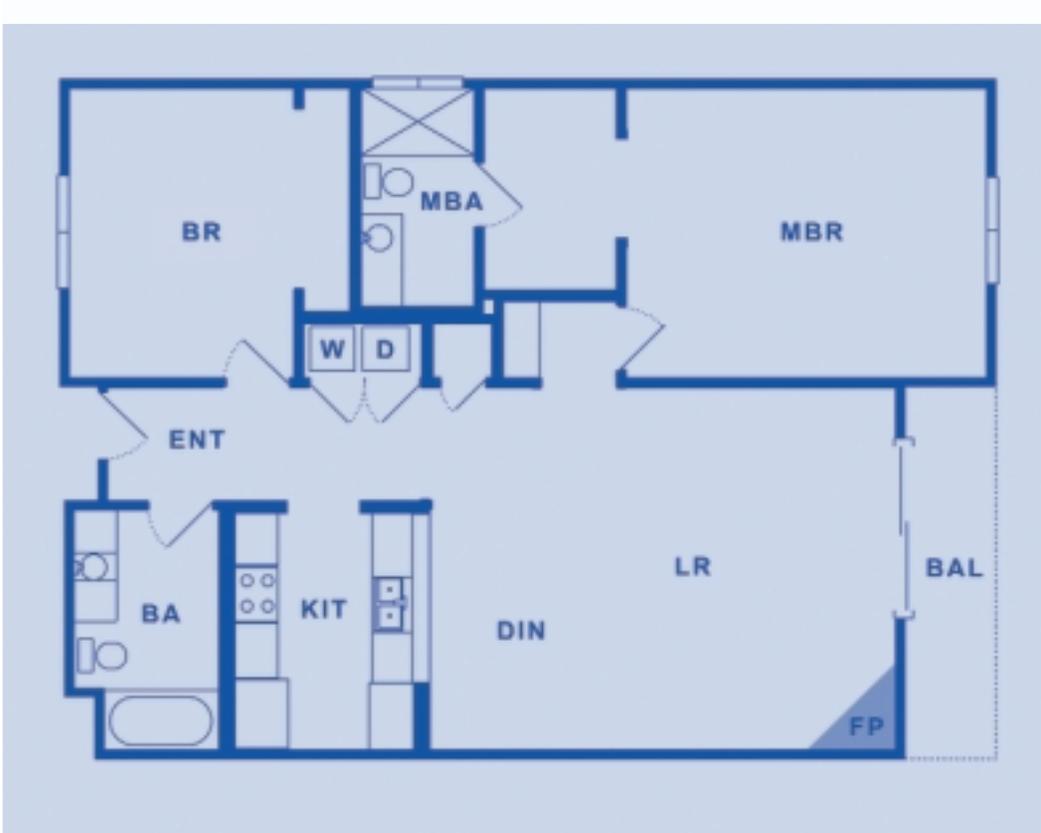
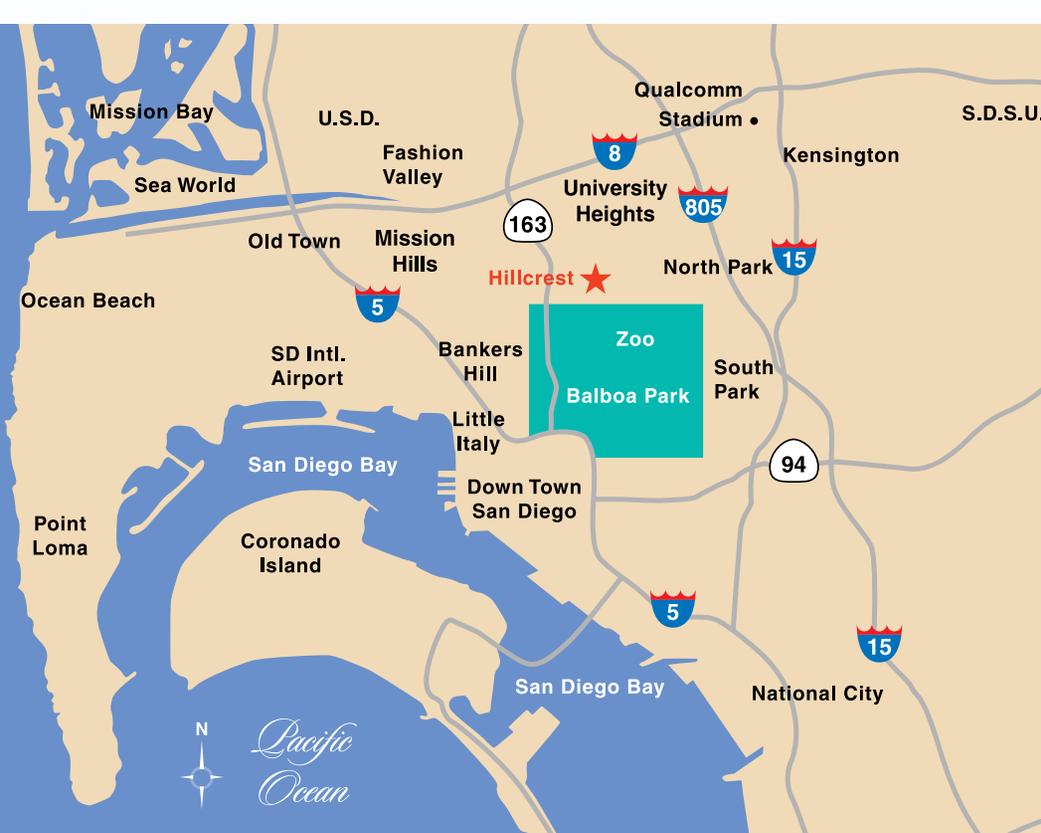


C4 3788 PARK BLVD, UNIT 13



C5 1005 ROBINSON

	MLS #	ADDRESS	FLOOR	BR/BA	FP	VIEW	AMENITIES	PARKING	HOA	S F	PRICE	PER SF	
	C1	150061416	3570 1ST AVE 6	1	2 2	YES	E	POOL	2 S/S	\$450	1,227	\$529,000	\$431.13
	C2	150014715	3100 6TH AVE 307	3	2/2	NO	N W	CLUB RM, GYM	2 S/S	\$455	935	\$585,000	\$625.67
	C3	150007499	3990 CENTRE ST 307	3	2/2	YES	N W	ROOF TOP DECK BBQ, MTG ROOM	2 S/S	\$336	1,168	\$520,000	\$445.21
	C4	150008085	3788 PARK BLVD 13	3	2/2	NO	E	UNKNOWN	2 T	\$450	1,176	\$580,000	\$493.20
	C5	150001916	1005 ROBINSON	1	2/2	NO	S W	NONE	1 OS	\$97	965	\$540,000	\$559.59
	AVERAGES									\$358	1,094	\$550,800	\$510.96
	★	150007499	3990 CENTRE ST 405	4	2/2	YES	S W	ROOF TOP DECK BBQ, MTG ROOM	2 S/S	\$336	1,106	\$549,000	\$496.38



ADDITIONAL INFORMATION

Status: Active LD: 1/19/16
 Map Code: 1269 C5 Cross St: Lincoln
 Directions: University or Washington to Centre

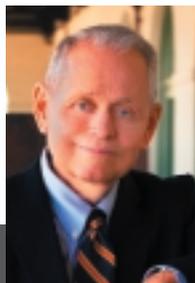
ROOMS INFORMATION

LR/Din: 20 x 16 Kit: 11 x 7 MBR: 15 x 13 BR2: 13 x 10
 BAL: 16 x 4

GENERAL INFORMATION

APN: 455-641-42-32 SF: 1,106 Stories: 4
 Year Built: 2005 Topography: Level Number of Units: 34
 Lot Size: Common Int. Unit Ent. Level: 4 Exterior: Stucco
 Floors: Slab Roof: Composite Cooling: Forced
 Sewer: Connected Water: Meter on Prop Heat: Electric
 Parking Gar: Gated Pets: W/Rest.
 HOA Fee: 336 mo. Source of SF: Assessor Record

Please visit JimGreer.com for more information.



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