

Hillcrest Condo with a Canyon View



3606 FIRST AVENUE, UNIT 103

OFFERED AT \$365,000.00

MLS# 130052970

JG Jim Greer

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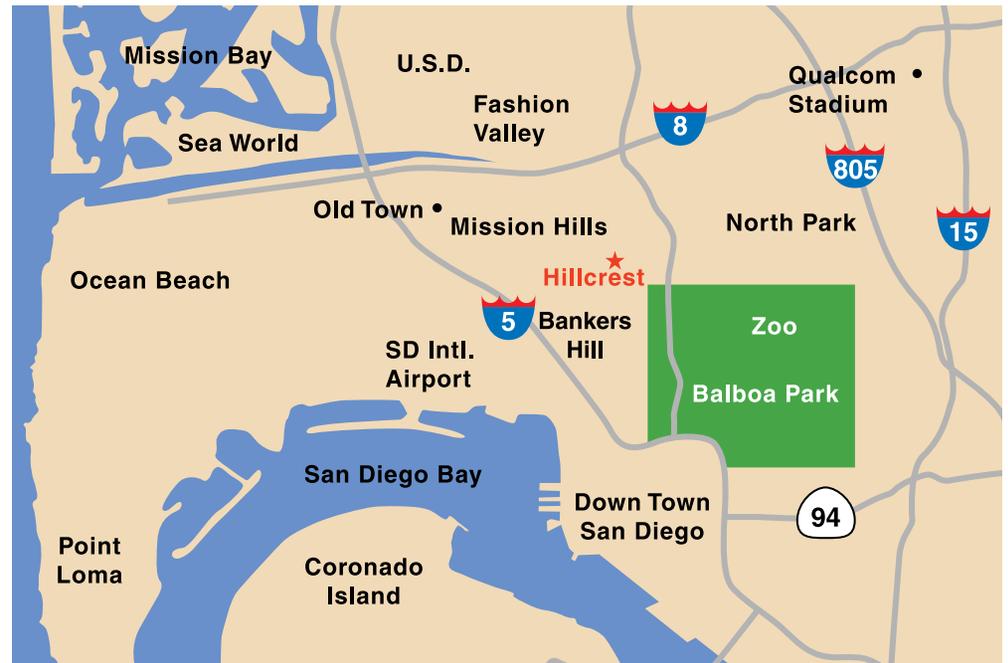
Visit JimGreer.com for more information





3606 First Avenue, Bankers Hill Place, is located on the west side of Hillcrest. It's walking distance to the world famous Balboa Park with it's many recreations and local shopping and dining. Downtown, Little Italy, Bankers Hill and Mission Hills are only moments away. Freeway close it is only minutes from the Airport, San Diego Bay, Fashion Valley and the Beaches!

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This quiet end-unit is located on the north west corner of the building. It's breezy and filled with light. It overlooks a quiet canyon with mature eucalyptus trees. From the canyon bird songs and the sound of rustling leaves give the home a very tranquil feeling.

The intimate balcony is the perfect place to share in a glass of wine or just read a good book.

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Recently remodeled from floor to ceiling, this home has a loft-like design.

The floors are stained concrete, the counters in the kitchen and baths and the bath and shower surrounds are industrial tile.

All of the cabinetry, moldings and interior doors were replaced during the remodel.

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The master bedroom has a private bath, a walk-in closet and it shares the balcony off the living room.

With gentle light coming from only northern and western exposures it's a wonderful room to wake up in and gently ease into the day.

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A full bath is located adjacent to the kitchen.

Neatly tucked inside is the in-unit washer and dryer.

A new bath tub was installed during the remodel with a tile surround that goes all the way to the ceiling.

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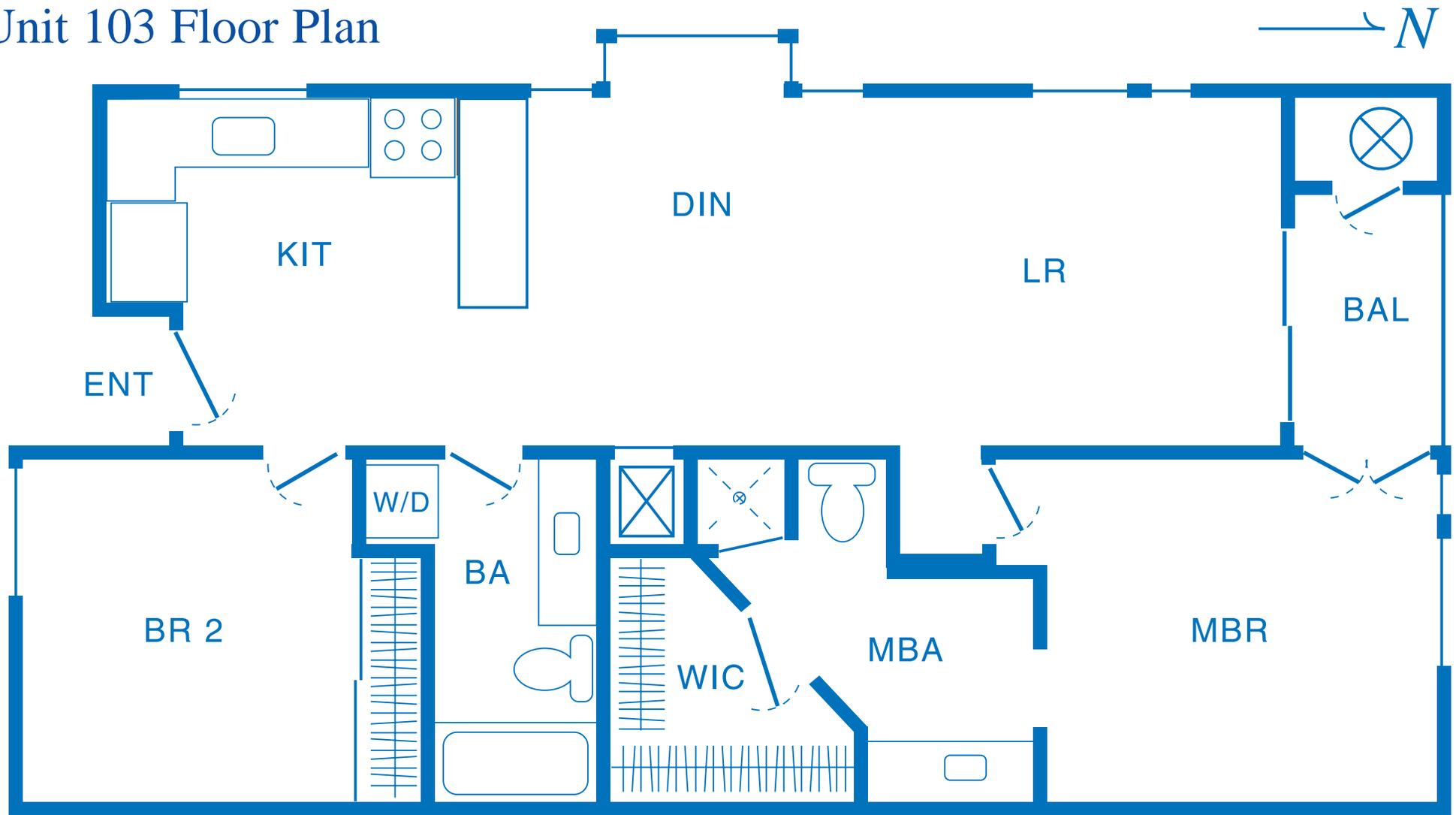
103 is located on the first floor of Bankers Hill Place. Access is gained through gated entrances or the secure elevator from the garage.

The first floor's common area is open - much like a plaza. It's nicely appointed and offers many relaxation and entertaining possibilities including a large community spa.

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Unit 103 Floor Plan



ADDITIONAL INFORMATION

City: San Diego
 LD: 10/02/2013
 Status: Active
 Map Code: 1269 A7
 Zip : 92103
 Cross Street: Brooks St.
 Directions: 1st Ave. to Brooks

GENERAL INFORMATION

APN: 452-254-71-03
 Year Built: 1985
 Lot Size: Common Int.
 Topography: Slope
 # of Units: 24
 Stories: 3
 Unit Ent. Level: 1

Floors: Slab
 Roof: Composite
 Sewer: Connected
 Exterior: Stucco
 Water: Meter on Prop.
 Cooling: none
 Heat: Forced

Laundry: In Unit
 Parking: 2 Space
 Pets: W/Rest.
 Security: Gated
 HOA Fee: 340.00 per mo.
 Spa: Community
 Source of SF: Assessor Record

ROOMS INFORMATION

LR: 12.5 x 10
 DIN: 11 x 10
 KIT: 12.5 x 6.25
 MBR: 11.75 x 10
 BR2: 10 x 10
 BAL: 7.5 x 4.5

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