



Sweet Hillcrest Condo



3635 THIRD AVENUE, UNIT 4

OFFERED AT 399,000

MLS#140039064

This 2 bedroom, 2 bath condo is a floor-through plan with exposure on two sides and great cross ventilation.

Recent upgrades include new granite counter tops, kitchen appliances, a water heater, washer and dryer, tile flooring in the kitchen, living/dining room and bath rooms, bathroom sinks and vanities, low flush toilets, carpet in the bedrooms, the interior was freshly painted and a new gate to the courtyard was recently installed.

There are 2 side by side parking spaces in the gated garage and a storage cabinet.

The home is walking distance from Balboa Park and Hillcrest's shopping, dining and entertainment.

Centrally located and freeway close, it's minutes from downtown, North Park, Little Italy, Mission Valley, the airport and beaches.

Visit JimGreer.com for More Information

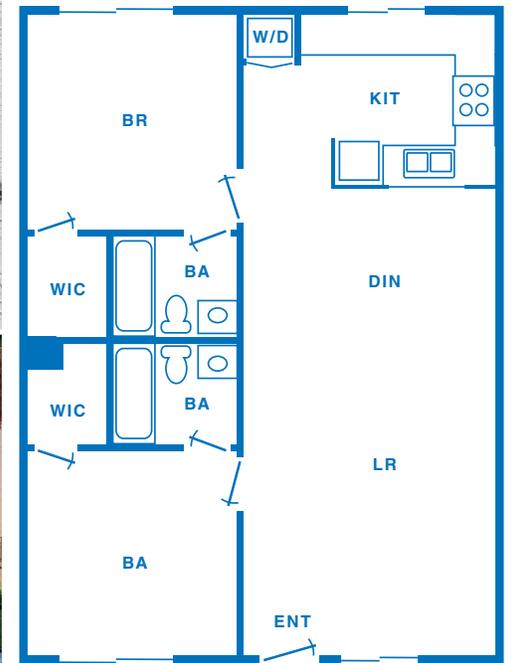
JG Jim Greer

619.985.1628



CA BRE Lic. 01240616





ADDITIONAL INFORMATION

City: San Diego
Map Code: 1269 A6
Directions: Washington or University to 3rd Ave

LD: 7/18/2014
Cross St: Brookes

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: Gas
Pets: W/Rest.

GENERAL INFORMATION

APN: 452-285-09-04
Year Built: 1992
Lot Size: Common Int.
Floors: Slab
Sewer: Connected

Complex: 3rd Ave Condos
Topography: Level
Unit Ent. Level: 1
Roof: Composite/Tile
Water: Meter on Prop

Stories: 2
of Units: 6
Exterior: Stucco
Cooling: Forced

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 Jr. Information is believed to be reliable, but not guaranteed.

