



**VANGUARD  
PROPERTIES**

**FAQ**



WelcomeHome SF.com

**FREQUENTLY ASKED QUESTIONS 1834 44<sup>th</sup> Avenue, San Francisco**

Listed At	\$1,195,000
Property Type	Single Family Home
Square Footage	Approx. 1,450 sq feet per tax records
Bedroom(s)	3 Bedrooms
Bathroom(s)	3 Bathrooms
Year Built	1944
Parking	Potential 1 car garage and driveway depending on length of car.
Stories	2 – Unwarranted space down.
Is there outdoor space?	Backyard
Heat source	Central Heating
What appliances are staying?	Stove & Refrigerator
Storage	Multiple closets in the house and additional storage in garage.
Nearby Transportation	L-Taraval, 29 Sunset, 7 Haight-Noriega
Nearby Shopping	Shops including Devil's Teeth and "newer" corner store - Gus's Community Market. Nearby restaurants include Papa Mak's Burgers, The Pizza Place, La Playa Taqueria, Hongs Kitchen & many more.
Nearby Parks	South Sunset Playground, West Sunset Diamond 1 & 2, Ocean Beach, AP Giannini Basketball Courts, Golden Gate Park.
Walk Score	81 Walk Score
Are there reports available?	Home & Pest Inspections, Underground Tank, 3R and Natural Hazard Report