



**VANGUARD  
PROPERTIES**

**FAQ**



WelcomeHome SF.com

## FREQUENTLY ASKED QUESTIONS 2 Santa Ysabel Avenue

Visit – [www.2SantaYsabel.com](http://www.2SantaYsabel.com)

List Price	\$1,448,000
Property Type	Single Family Home
Year Built	1924
Square Footage	Approx. <b>2,415 living area</b> , Approx. <b>1,800+/- sq. ft.</b> basement/garage, Approx. <b>478 sq. ft.</b> Enclosed patio AND Approx. <b>420 sq. ft.</b> detached 2-Car garage, All Per Appraiser.
Lot Square Footage	Approx. 5,658 per tax records
Bedroom(s)	5
Bathroom(s)	2.5
Laundry	Washer & Dryer on garage level.
Parking	Tandem parking in garage AND additional 2- Car garage.
Outdoor Space	Side yards, front garden and patio.
Nearby Transportation	Amazing transportation options nearby including J-Church, 49 Van Ness-Mission, 14 Mission, 36 Teresita, 29 Sunset, 52 Excelsior, 23 Monterey, Balboa & Glen Park Bart, all within a mile of the home.
Nearby Restaurants/Food	Fabulous restaurants of various cuisine including Red Sea Market, Beijing Restaurant, The Smoking Barrel Meat Co, Sweet Delight Bakery, El Gran Taco Loco and many more.
Nearby Parks & Places of Interest.	Nearby parks include Balboa Park, George Wolfman Baseball Field, Matthew J. Boxer Soccer Stadium, Dorothy W. Erskine Park, Excelsior Playground and others.

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All information deemed reliable but not guaranteed.