

## FREQUENTLY ASKED QUESTIONS 34-A Dearborn Street, San Francisco

Visit –[www.34ADearborn.com](http://www.34ADearborn.com)

List Price	\$1,149,000
Property Type	Condo
Year Built	1907
Square Footage	Approx. 861 per Realex
Bedroom(s)	2
Bathroom(s)	1
Heat Source	Wall Heater
Parking & Storage	Tandem per Preliminary Title Report, an exclusive easement shared by units 34A & 36 to use garage area No. G-34A/36
Outdoor Space	Deck off unit, per Preliminary Title Report, an exclusive easement shared by units 34 & 34A to use deck -34/34A
HOA Dues	\$300 a month -covers Building Insurance, Sewer, Trash and Water
Nearby Transportation	Great transportation options nearby include 16 <sup>th</sup> Street BART, J-Church, 33 Ashbury-18 <sup>th</sup> , 22 Fillmore, 14 Mission and 49 Van Ness all within .3 miles from the property.
Nearby Restaurants	Great restaurants of various cuisine such as Souvla, Dandelion Chocolate, Delfina, Tartine Bakery, Good Good Culture Club, Lazy Bear, Dolores Park Cafe, Limon and many more restaurants Approx. 1/2 mile from the property.
Nearby Parks & Places of Interest.	Mission Dolores Park , Kidpower Park, Mission Playground, Roxie Historical Cinema, Mission Pool and many others within .5 miles.

Presented by Andrea Swetland | 415.385.4768 | DRE# 01179634

Stephanie LeBeau | 415.756.8887 | DRE# 01850093

All information deemed reliable but not guaranteed. Buyer's to do their own "due diligence".