



**VANGUARD
PROPERTIES**

FAQ



FREQUENTLY ASKED QUESTIONS 100 Duboce Avenue #504, San Francisco

Visit –www.100Duboce504.com

List Price	\$1,288,000
Property Type	Condo
Year Built	2022
Square Footage	Approx. 959 per Realdex
Bedroom(s)	2
Bathroom(s)	2
Heat Source	Radiant Heat
Parking	1 Car Assigned Parking & Assigned Bicycle Storage
Outdoor Space	Common rooftop deck with panoramic skyline views and multiple seating areas.
HOA Dues	\$893.18/month - Building Insurance, Maintenance Grounds, Property Management, Sewer, Trash, Water and Parking.
Nearby Transportation	So many options – J Church, K Ingleside, L Taraval, M Ocean View, N Judah, 14 Mission, 7 Haight, 49 Van Ness, 6 Haight Parnassus, 22 Fillmore, Tech bus stops, BART plus rail lines.
Nearby Restaurants & Café’s	Restaurants of various cuisine such as, Kuma on Valencia, Burma Love, Pizza Zone N Grill, and Menya Kanemaru Golden Ramen, Zeitgeist, Four Barrel Coffee, Kantine, Martuni’s and so many more places all within blocks.
Nearby Parks	Mission Dolores Park, Duboce Park, Koshland Park, SOMA West Dog Park, Kidpower Park, Mission Playground, and more.

Presented by **Andrea Swetland** | 415.385.4768 | DRE# 01179634

Edward Lee | 415-609-1450 | DRE# 01965783

All information deemed reliable but not guaranteed. Buyers to do their own “due diligence”.