

FREQUENTLY ASKED QUESTIONS 2723 Irving Street, San Francisco

Visit –www.2723Irving.com

List Price	\$1,295,000
Property Type	Single Family Dwelling
Year Built	1939
Square Footage	Approx. 1,900 both levels total per property profile
Upper Level	Tenant Occupied – month-to-month
Bedroom(s)	2 Upstairs
Bathroom(s)	1 Split
Lower Level	Vacant – permitted as family room, bath and wet-bar (has sleeping alcove)
Heat	Forced Air
Outdoor Space	Yard accessed by side door and through lower level slider.
Parking	1 Car Garage plus possible 1 car driveway parking
Nearby Transportation	Multiple options nearby including the N Judah, #29 Sunset, #7 Haight, all within ½ Mile.
Nearby Restaurants & Café's	Many to choose from - Yan Yan Seafood, Shabu Lounge, Terra Cotta Warrior, Lam Hoa Thuan, Lychee Café, Fiery Hot Pot and Grill, Sunset Pizza, Lion Kitchen and more within ½ mile.
Nearby Parks	Parks include Golden Gate Park with various places to visit including Elk Glen Picnic area, George Washington Grove Picnic area, Sunset Tennis Courts and Sunset Recreation Center, within 1/2 mile.

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