

Ocean Front Property



712 *Great Highway*

Two Unit: \$1,388,000

TIC Unit 1: \$659,000 TIC Unit 2: \$729,000

Rarely available oceanfront vacant two unit view property. Offered as an investment property or as individual TIC units. Just steps to the beach, Golden Gate Park, Cliff House, shopping and transportation. Easy access to 280.

- Three Bedrooms/2 Baths
- (Master bedrooms have walk in closet and bath en-suite)
- Combination living/dining rooms with ocean views
- Large eat-in kitchen
- Wood burning fireplace
- Intercom/radio system
- Security System
- Built in Vacuum System
- 9' ceilings throughout
- Huge 4 car garage and storage
- Washer and Dryer for each unit
- Attractive Garden/Patio Area in front.
- 2 Visitor Parking passes assigned to this property

This property is located in a Development that includes a private road and other commonly owned areas. A Homeowners Association handles management and administration of the common areas. Monthly fee is \$70.51. Property to be sold in its 'as-is' present condition and buyers are to satisfy themselves as to the present condition. TIC agreement currently being drafted by Andrew Sirkin.

Note: Buyers are advised to review the available disclosure package available from the Listing Agent upon request, and to read and approve all documents prior to submitting an offer to purchase. Prospective buyers are advised to review, prior to making any offer, the disclosure package available from the listing agent. Taxes to be reassessed upon sale. Currently expected to be 1.144% of the listing price.

To Show: Call Listing Agent.



Carol Luckenbach

Broker/Associate
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