

Remodeled Parkside Center Patio Home  
2238 36th Ave. San Francisco



Offered at: \$1,285,000  
www.TalKlein.com



OpenHomes  
Photography.com

- Wonderful location. Facing the wooded park of Sunset Blvd.
- Many original details remain intact. Beautiful hardwood floors
- Vaulted living room ceiling & wood burning fireplace
- Remodeled kitchen with large pantry, granite counters and instant hot water!
- Sunny breakfast room overlooks center patio
- Two generous bedrooms with remodeled split bathroom
- 3+ car garage+ Driveway. Work bench area, Laundry, ½ bath
- HUGE (1295 SQFT\*) undeveloped ground level with ample ceiling height
- Incredible opportunity to build out the ground level to your family's needs
- East facing/wind protected level back yard ready for your imagination
- Well maintained home with updated systems
- Tax records: LOT 25' \* 120! 1500 SQ FT
- Marketing floor plans: 1340 SQ FT up + 1,295 SQ down at garage level: Total: 2635 SQ FT
- Steps from Saint Ignatius and Muni line L-Taraval. Ample street parking



**Tal Klein**  
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COMPASS



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Estimated Total Finished  
 Square Footage: 1,340 SQ FT

Above-Grade: 1,340 SQ FT Below-Grade: N/A  
 Plus 1,295 SQ FT Garage Level  
 Calculated per ANSI Standard Z765-2003.

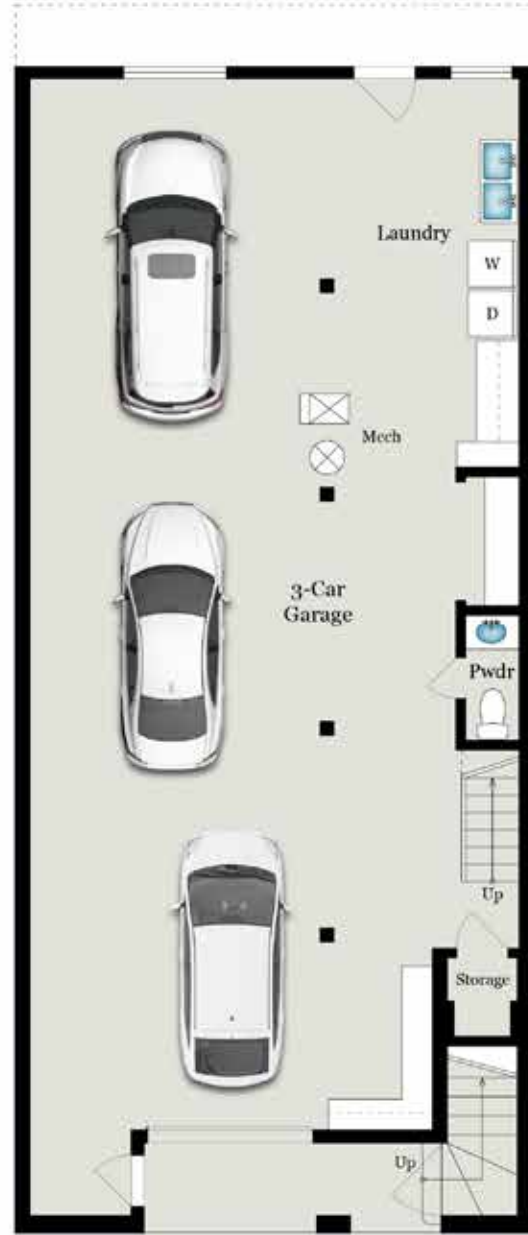
**2238 36TH AVENUE**

SAN FRANCISCO, CA 94116

\* Estimated Total Finished & Unfinished  
 Square Footage: 2,635 SQ FT



**MAIN LEVEL**  
 1,340 SQ FT



**GARAGE LEVEL**  
 1,295 SQ FT



Rendering by Floor Plan Visuals.  
 All measurements are approximate. While deemed reliable, no information  
 on these floor plans should be relied upon without independent verification.

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