



PRESIDIO HEIGHTS

**4-Bedroom, 4.5-Bath
Bay View Home
Family Room
Formal Dining Room
3 Fireplaces
North Garden
2-Car Side-by-Side Parking**

**3352 Washington Street
(between Presidio and Walnut)
\$ 3,850,000**

NAOMI GLASS

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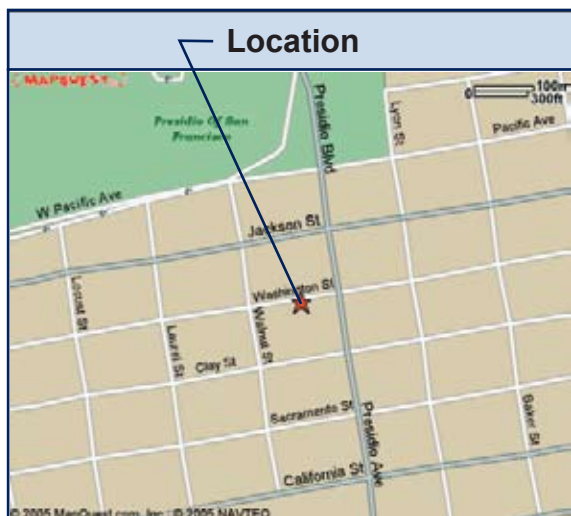
DESCRIPTION

Located in prime Presidio Heights, with easy access to Laurel Village and Julius Kahn playground, this desirable 1940 home is perfect for contemporary family living. The inviting Entry Foyer with Wet Bar and Coat Closet opens to a spacious south exposed Living Room with parquet floors, wood burning Fireplace, and framed windows which open to balconies. A corridor with access to a Powder Room and Washer/Dryer Closet leads to the Eat-In Kitchen with Breakfast Area. The Formal Dining Room is spacious and light. A Family Room with wood-burning Fireplace and Skylit, Seating Area completes the First Floor. The Second Floor includes three Bedrooms and two full Baths. The Master Bedroom Suite features a wood-burning Fireplace, Walk-In Closets, and a Master Bath with double sinks and large shower. Hardwood floors lead to a Second Bedroom and a Third Bedroom with full Bath and a private Sundeck overlooking the Presidio with views towards the Golden Gate Bridge. A spiral staircase leads to an upstairs Penthouse Office/Den with full Bath and stunning Golden Gate, Bay, and Marin Headlands Views. The Lower Level features a Fourth Bedroom/Au Pair's Suite with recessed lighting and full Bath. French doors open to a brick Patio and private North Garden with lawn and stone pathways. Additional features include a two car side-by-side Garage with storage closets, and off street parking. Lot size is 25x128.

ECONOMICS

The economics in this statement presume a new 60% first loan fixed at 4.85% interest only for 5 years, then adjusted to the 1yr T-Bill +2.5%, a 1.144% property tax rate, and a 44.3% combined US&CA maximum joint marginal tax bracket.

Economics			
Cash Downpayment		\$1,278,000	40%
New 1st Loan @ Int only	4.85%	\$7,748	\$1,917,000 60%
Purchase Price		\$3,195,000	
Monthly Out-of-Pocket Cost		\$7,748	
Homeowner Exemption		\$7,000	
Insurance (est)		\$317	
Property Taxes	1.144%	\$3,039	
Monthly Amortized Cost		\$11,104	
Mtge Interest & Prop Taxes		\$10,787	
Combined US&CA Tax Rate	44.3%		
Residential Tax Shelter		\$4,779	
Monthly After Tax Cost		\$6,326	



Coldwell Banker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyer should investigate these issues to their own satisfaction. Property taxes will be prorated at close of escrow based on the most recent tax bill. After close of escrow, supplemental taxes will become a lien as of date of sale and will be billed separately at the then prevailing tax rate. All offers must be accompanied by an Agency Relationship Disclosure which has been signed, dated, and timed prior to the signing of the offer and a signed Disclosure Package which is available online.