

1643 Moraga ST, San Francisco

PREPARED FOR
MR. & MRS. SUTICHAN

MAY 24, 2014



Property Details



1643 Moraga ST, San Francisco

\$978,000

LISTING INFORMATION

Courtesy of Realty World Advance Group

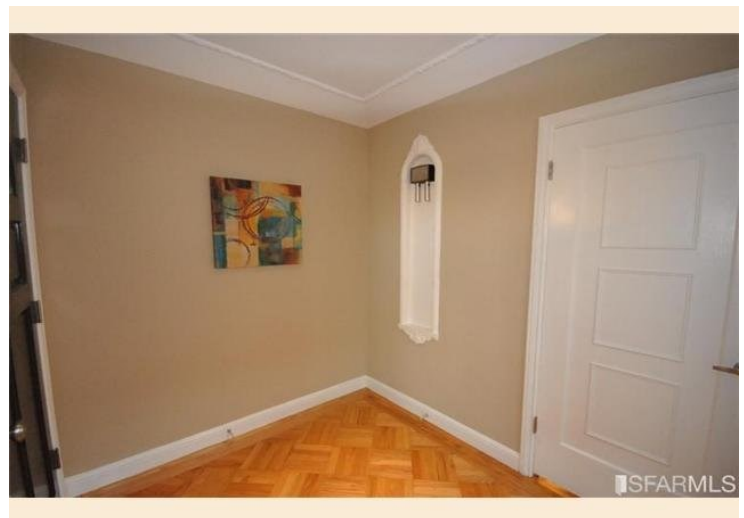
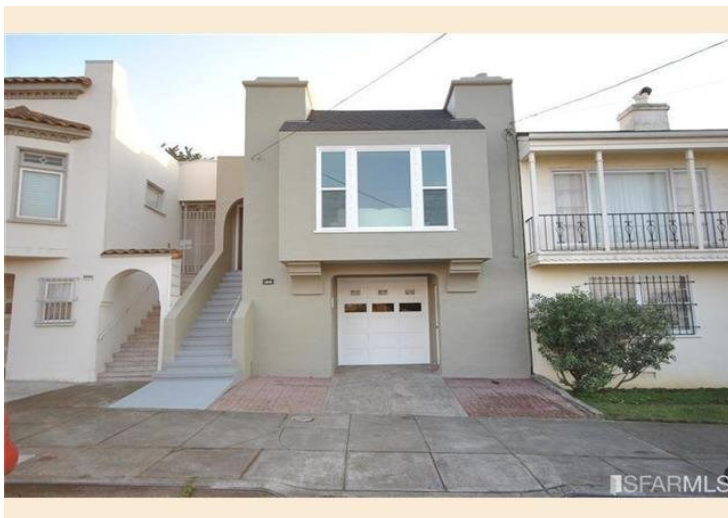
MLS##: 414918	Beds: 3	Sq Ft: 2,192	List Date: 11/2/13
Status: Sold	Baths: 2/1	Year Built: 1937	Sold Date: 1/2/14

FEATURES

Style: Contemporary,Attached,Full; **Exterior:** Stucco,Dual Pane Windows; **Lot:** Fenced,Regular; **Yard:** Fenced; **Water/Sewer:** Sewer System - Public,Water - Public; **Flooring:** Stone (Marble, Slate etc.,Hardwood Floors,Tile; **Stories:** Two Story; **Fireplaces:** 1; **Lotsize:** 2500; **Acres:** 0.06;

REMARKS

Completely remodeled Central Patio Full Five in the central Sunset featuring 2 bedrooms 1 and half bath, living room with fireplace, recess lightings, wood flooring through out. Formal dining room right next to central patio brings in natural lighting. open to brand new kitchen with marble counter top. Bosch stainless steel appliances, designer tile floor, skylight and deeper sink. Refinished wood flooring. Brand new full bath with skylight and half bath on the side. Double pane windows except patio. Bedroom w/new pergo floor, wetbar with sink, refrigerator and granite counter top, family room and full bath in the lower floor. one car parking garage with washer and dryer, automatic garage door. New interior and exterior paint. Must see.



Information is deemed reliable but not guaranteed.

Source: QUATTRO San Francisco

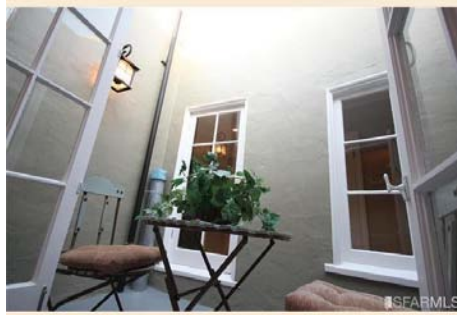


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The Neighborhood



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 **Walk Score:** 83 out of 100 - Very Walkable

Who Lives Here?

Non-native Newbies - Foreign-born individuals who just moved to U.S. A significant proportion of people who have moved to the U.S. from Puerto Rico, the U.S. Island Areas, or a foreign country. Wide age range. Some have a high school or college education, and they work in a variety of occupations.

Foreign-born Urbanites - Foreign-born individuals who live in city. Born outside the U.S., they have moved to the U.S. and live in the city. Wide age range. Some have a high school or college education, and they work in a variety of occupations.

Power Singles - High-income urban singles. Highly educated professionals, many with advanced degrees. They draw a handsome salary and have reasonable living expenses while living a hip, upscale life in an urban center.

Multi-lingual Urbanites - Urban dwellers who speak more than one language. Some have a high school or college education, and they work in a variety of occupations. Moderate to upper-scale earning potential.

Bright Lights, Big City - Very mobile singles living in the city. Singles ranging in age from early 20s to mid-40s who have moved to an urban setting. Most rent their apartment or condo. Some have a college education and work in services and the professional sector.



Provided by

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Area Schools



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School	Type	Phone	Distance
Lycee Francais La Perouse - San Francisco Campus	Private, Special Program Emphasis/ PK,K-12	(415) 661-5232	0.37 mi
Russian-american International School	Private, Special Program Emphasis/PK,K-2	(415) 837-0901	0.51 mi
Abraham Lincoln High School	Public/8-12	(415) 759-2700	0.6 mi
Jefferson Elementary School	Public/K-5	(415) 759-2821	0.6 mi
Lawton Alternative Elementary School	Public/K-8	(415) 759-2832	0.64 mi
Woodside International School	Private/6-12	(415) 564-1063	0.66 mi
St Anne Elementary School	Private/PK,K-8	(415) 664-7977	0.81 mi
Alice Fong YU Elementary School	Public/K-8	(415) 759-2764	0.82 mi
Robert Louis Stevenson Elementary School	Public/K-5	(415) 759-2837	0.94 mi
Herbert Hoover Middle School	Public/6-8	(415) 759-2783	1.01 mi
Dianne Feinstein Elementary School	Public/K-5	(415) 615-8460	1.11 mi
St Ignatius College Preparatory	Private/9-12	(415) 731-7500	1.12 mi
A. P. Giannini Middle School	Public/6-8	(415) 759-2770	1.19 mi
St Cecilia School	Private/K-8	(415) 731-8400	1.23 mi
Holy Name Elementary School	Private/K-8	(415) 731-4077	1.27 mi
Bais Menachem Yeshiva Day School	Private/K-7	(415) 831-8322	1.27 mi
Newcomer High School	Public/9-12	(415) 242-2601	1.28 mi
Argonne Elementary School	Public/K-5	(415) 750-8460	1.35 mi
Sunset Elementary School	Public/K-5	(415) 759-2760	1.38 mi
West Portal Elementary School	Public/K-5	(415) 759-2846	1.38 mi
Lisa Kampner Hebrew Academy	Private/PK,K-12	(415) 752-7333	1.49 mi

See more information on SAN FRANCISCO schools from Education.com.
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Area Restaurants



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Name	Type	Distance	Rating
Marnee Thai	Thai	0.51 mi	1164 reviews
San Tung Chinese Restaurant	Chinese	0.83 mi	3869 reviews
Chapeau!	French	2.18 mi	1986 reviews
Spruce	American (New), Lounges, Wine Bars	2.7 mi	1269 reviews
Jardinière	French, American (New), Champagne Bars	3.56 mi	1182 reviews
Millennium	Vegetarian, Vegan	4.27 mi	1503 reviews
La Folie	French	4.32 mi	1093 reviews
Gary Danko	American (New)	4.75 mi	3749 reviews
Franchino	Italian	4.94 mi	666 reviews
The House	Asian Fusion	4.97 mi	2990 reviews
Kokkari Estiatorio	Greek, Mediterranean	5.26 mi	2884 reviews
Boulevard	French, American (New)	5.45 mi	1908 reviews

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Recent Nearby Sales



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Address	Beds	Baths	SqFt	Year Built	Sold Price	Sold Date
327 Glenwood Ave	3	1.5	1,480	1953	\$760,000	10/09/2013
227 Westbrook Ave	3	2.0	1,610	1952	\$730,000	07/02/2013
225 Fairlawn Ave	3	2.0	1,490	1952	\$753,000	08/16/2013
18 Clifton Dr	2	2.0	1,530	1952	\$770,000	04/08/2014
41 Lakewood Dr	4	3.0	1,940	1952	\$718,000	07/05/2013
74 Dorchester Dr	4	2.0	2,250	1952	\$838,000	03/12/2014
91 Windsor Dr	4	3.0	2,220	1951	\$790,000	12/04/2013
498 Woodrow St	4	3.0	2,240	1946	\$680,000	04/18/2014
206 Melissa Cir	4	3.0	1,790	1998	\$750,000	08/06/2013
202 Melissa Cir	4	3.0	1,790	1998	\$700,000	06/25/2013
675 Southgate Ave	3	3.0	1,860	1954	\$680,000	01/10/2014
39 Vale St	3	3.0	2,230	1980	\$720,000	08/01/2013
140 3rd Ave	4	3.0	2,697	2012	\$800,000	07/16/2013
375 Castle St	4	4.0	2,380	2009	\$888,000	07/25/2013
138 3rd Ave	4	3.0	2,260	2012	\$815,000	07/11/2013



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Loan Scenarios



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<i>3% Down (\$29,340)</i>					
	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	4.02%	\$4,538	\$416	\$80	\$5,034
15 year fixed	3.01%	\$6,556	\$416	\$80	\$7,052
5/1 ARM	3.01%	\$3,878	\$416	\$80	\$4,374
<i>10% Down (\$97,800)</i>					
	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	4.02%	\$4,211	\$416	\$80	\$4,707
15 year fixed	3.01%	\$6,083	\$416	\$80	\$6,579
5/1 ARM	3.01%	\$3,598	\$416	\$80	\$4,094
<i>15% Down (\$146,700)</i>					
	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	4.02%	\$3,977	\$416	\$80	\$4,473
15 year fixed	3.01%	\$5,745	\$416	\$80	\$6,241
5/1 ARM	3.01%	\$3,399	\$416	\$80	\$3,895
<i>20% Down (\$195,600)</i>					
	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	4.02%	\$3,743	\$416	\$80	\$4,239
15 year fixed	3.01%	\$5,407	\$416	\$80	\$5,903
5/1 ARM	3.01%	\$3,199	\$416	\$80	\$3,695

* Tax and insurance are being estimated based on the zip code of this property.

Zillow® Mortgage Marketplace



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