



Around here, a top school zone usually means paying \$1.5 million to get in the door in Del Cerro or San Carlos, even for a home this size, or settling for a smaller home on a denser street in College East. This one doesn't ask you to choose: a real single-family home, single level, four bedrooms, zoned for the highest-rated elementary school in the zip code, without either compromise.

4	2	1,717	12,400
BED	BATH	SQ FT	LOT SQ FT

Vacant, Ready for a Fast Close No tenants, no move-out delays, close on your own schedule	1-Year Remodel Warranty The seller is warrantying all renovation work for a full year	1-Year Home Warranty A separate warranty covers the home's other major systems
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Seller open to concessions: a credit toward closing costs, a rate buydown, or solar, with an acceptable offer.

A Floor Plan That Works

- Single level, no interior stairs; two steps and a handrail to the front door
- All four bedrooms off one hallway
- Primary bedroom with its own full bath, dual quartz vanities, and a step-in shower
- Second full bath with a tub serves the other three bedrooms
- Direct access from the two car garage
- 12,400 square foot lot at the end of a true double cul-de-sac, closed at both ends, no through traffic at all
- No permit parking restrictions on this street, unlike much of the surrounding area
- No HOA, no Mello-Roos

Completely Renovated

- Open-concept kitchen with a large island, quartz counters, new stainless steel appliances
- Designer ceramic herringbone backsplash rises counter to ceiling on two walls
- Both bathrooms fully remodeled with quartz vanities and designer ceramic tile
- New luxury vinyl plank flooring and baseboards throughout
- Recessed lighting and new ceiling fans in every room, brushed gold fixtures throughout
- Soft-close cabinetry in kitchen and bathrooms
- Living room fireplace redone with a stone-look ceramic surround
- Every wall retextured and freshly painted throughout

Information deemed reliable but not guaranteed. Buyer to independently verify square footage, lot size, school boundaries, and property condition. Equal Housing Opportunity.

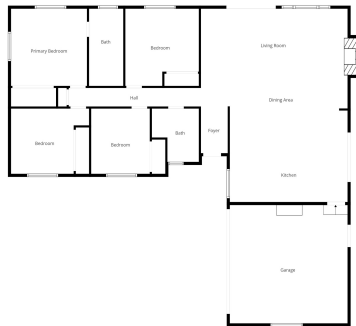


Systems & Structure

- Electrical system rewired throughout, including new grounding to outlets
- New 200 amp electrical panel
- Foundation reinforced with new posts and piers, per a structural engineer's specifications; engineer's certification on file
- Updated plumbing; original cast iron sewer line replaced with modern ABS
- Structural beam installed to support the open floor plan
- Exterior stucco and siding repairs, new garage door, entry door improvements
- Fence repairs and paint, refreshed landscaping

The Setting

- No home sits directly behind this lot, just open hillside
- East-facing backyard catches the morning sun over persimmon, lime, and tangerine trees
- Second deck off the kitchen, facing south
- Not located in a high fire hazard zone
- Zoned for Hardy Elementary, the highest-rated elementary school in the 92115 zip code
- Feeds Lewis Middle School and Patrick Henry High School, the same schools serving the pricier parts of Del Cerro and San Carlos
- Buyer to independently verify school boundaries



Floor Plan Created By CubiCasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Floor plan created by CubiCasa App. Measurements deemed highly reliable but not guaranteed.

SCAN FOR THE FULL STORY

5295JOAN.COM



The video walkthrough, the complete feature list, and answers to the questions buyers always ask



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