

# BANKERS HILL AT IT'S BEST!





The Capistrano is located in the San Diego neighborhood of Bankers Hill. Nestled between the vibrant neighborhoods of Hillcrest, Little Italy and downtown, it's known as "The Sweet Spot" of Urban Living in San Diego. Shopping, dining, outdoor recreation and entertainment opportunities abound and all is

flanked by the world famous Balboa Park! The Spruce Street suspension bridge over Arroyo Canyon is steps away. The Quince Street foot Bridge over Maple Canyon is short blocks away. Both canyons have walking trails! The Capistrano is freeway and public transportation close and convenient to all!

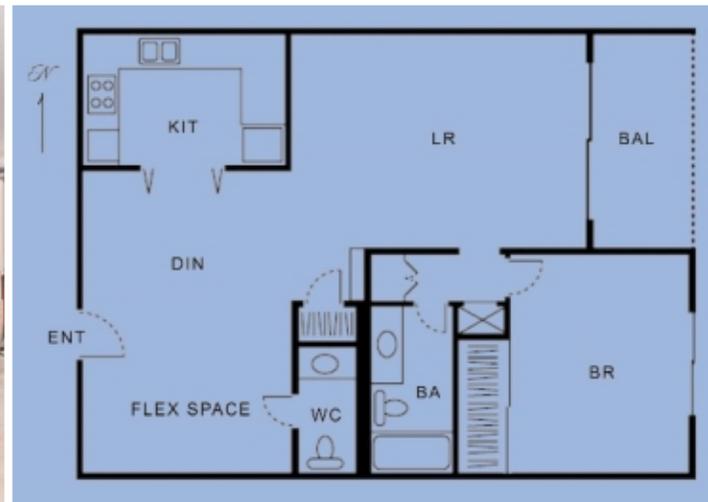


### LARGER THAN MANY TWO BEDROOMS!

934 Square Feet, One Bedroom, One and a Half Baths, “L” Shaped Floor Plan with a Large Flex-Space. Upgrades include HVAC, granite counter tops, stainless steel appliances, floor coverings and dual pane windows. The building too has

many improvements: newer roof, elevator, exterior stucco and interior painting, newer pool deck, fencing and copper supply lines. Extras include gated parking with storage lockers, pool, social room, a guest suite for out-of-town company and bike storage. **LOCATION, CONDITION, AMENITIES!**





ADDITIONAL INFORMATION

City: San Diego LD: 00/00/00 Status: Active

GENERAL INFORMATION

APN: 452-538-43-17 Year Built: 1971 SF: 934 Unit Ent. Level: 2
Water: Meter on Prop Sewer: Connected # of Units: 29 Stories: 3
Lot Size: Common Int. Exterior: Stucco Heat: Forced Cooling: Forced
Pool: Below Ground Balcony: Covered Roof: Composite Pets: W/Rest.
HOA Fee: \$500.00 mo. Laundry: Community Source of SF: Assessor Record

ROOMS INFORMATION

LR: 18 x 13 Din: 12 X 9 Kit: 12 x 7 MBR: 12 x 10

EQUIPMENT

Dishwasher, Disposal, Garage Door Opener, Microwave, Refrigerator, Electric Counter Top Stove, Electric Oven

Prepared by: Jim Greer Information is believed to be reliable, but not guaranteed.



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