

# Ferrigno Real Estate

*Investments You Can Live With*

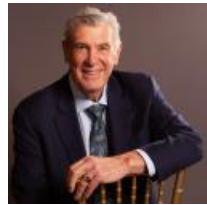
NO LISTING

1280 47th Avenue  
San Francisco, CA 94122  
United States

Listing price \$1,195,000

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## CONTACT AGENT(S)



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## DETAILS

MLS  
424103718

AREA / NEIGHBORHOOD  
Outer Sunset

PROPERTY TYPE  
Duplex

BUILDING STYLE  
Midcentury Modern

NO. OF UNITS  
2

YEAR BUILT  
1965

LOT SIZE  
2,996.000 Approx. Acre(s)

FLOORS / STORIES  
3

UNIT  
1280

LOCATION / LAYOUT  
Top Floor

INTERIOR FEATURES  
Gas Fireplace

SQ FOOTAGE

1,300

ROOMS

5

BEDROOMS

2

BATHROOMS

1

Sophisticated top-floor residence located in the desirable Outer Sunset. This 2-bedroom, 1-bathroom home offers 1300 square feet of meticulously remodeled living space, designed to provide both comfort and style. Upon entering, you are greeted by a spacious living area featuring a modern gas fireplace, perfect for cozy evenings. The newly installed front windows flood the space with natural light and gorgeous ocean sunset views while also enhancing the open and airy ambiance. The contemporary kitchen is equipped with high-end appliances and ample counter space, ideal for culinary enthusiasts. Patio near the kitchen is perfect to enjoy your morning coffee in the ocean air. The property boasts a private roof deck, offering breathtaking ocean and park views, making it an ideal spot for relaxation or entertaining guests. The residence also includes two-car parking, a rare find in this vibrant neighborhood. Situated just moments from Ocean Beach and Golden Gate Park, this home provides easy access to outdoor activities and scenic beauty. The area is known for its vibrant restaurants & cafes, ensuring a variety of dining and entertainment options. This property is eligible for fast-track condo conversion, presenting a valuable investment opportunity.

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