

1333 MERCED STREET

RICHMOND, CA 94804

\$325,000 | 4 BEDS | 2 BATHROOMS | 1957 SQUARE FEET



View Online: <http://1333merced.homeis4sale.com>
For Instant Photos: Text 3213 To 415-877-1411



Step through the front door and the first thing you see is the sun drenched hardwood floors below a window with a broad BAY VIEW. This is a MOVE-IN READY, sleep easy house. It's like new. New electrical, plumbing, sewer, furnace, stove and dishwasher. Most of the windows have been replaced. The hardwood floors have been refinished. The original bath has been cleanly remodeled. The LOWER LEVEL now has a roomy second bath with a large walk-in shower. There are two bedrooms upstairs, one with deck access. The garage is a legal conversion to a large 4th bedroom or family room. In the newly tiled basement is a spacious utility room, a bedroom and huge bonus room to which a modular kitchen could be added for \$5,000 (could do that as part of the price negotiation), or could be a large walk-through bedroom. The potential apartment downstairs could be rented for at least \$895 per month.



- Two New Bathrooms
- Hardward Floors Throughtout
- Spacious Deck
- Alarm System
- New Stove & Dishwasher
- Completely Rewired & Replumbed
- Updated Kitchen
- Lower Level EASILY convertible to 1 BR apt

AGENT INFORMATION

Beth Maree
P: 510.363.5055
License # DRE#: 01749759
myrealtor13@yahoo.com
<http://bethmaree.yourkwagent.com/>

Keller Williams
100 Pringle Ave, Ste 100
Walnut Creek, CA 94596



FINANCING QUESTIONS:

John Payne
P: 510.799.1400
M: 510.507.0055
License # NMLS# 255692
john@johnpaynelending.com
www.firstcal.net/payne

First California Mortgage
1435 N. McDowell Blvd., #300
Petaluma, CA 94952

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