

Proudly presented by Michael Minson

- 3 Stately three unit Stick-Eastlake Victorian
- Classic San Francisco details including wainscoting and crown molding
- Traditional mosaic stained glass windows
- · Vacant Owner's Unit: 3BR, 1.5BA
- Two Income Producing Units: 2BR/1BA and 1BR+Den/1BA
- Recently remodeled 1BR+Den Unit
- Expansive 3+ car garage with expansion potential

- Flat landscaped backyard for garden or al fresco dining
- Fresh paint, new and refinished hardwood floors, dramatic ceilings
- Millworked facade on charming street of handsome Victorians
- Premiere Inner Mission District location
- Short distance to 24th Street BART Station

elcome to 751-753 Capp St, in the Heart of the Mission. This spacious 3-unit classic SF trophy property offers a vacant owner's unit, two income streams, a flexible floorplan and enormous expansion potential.

The large owner's unit will deliver vacant and is a three bedroom, one and a half bath classic Victorian. The front two rooms offer a double parlor living room/bedroom combination with a gorgeous fireplace, stained glass mosaic windows and tall ceilings. The original hardwood floors have been refinished and

new hardwood has been laid in the hallways to match. A second and third bedroom are located in the middle of the building and make for an ideal master plus office or nursery. The dining room has a second fireplace, plenty of storage and direct access to the updated expansive eat-in kitchen.

The rear garden is for the exclusive use of the lower unit and offers space for gardening and entertaining. The large 3+ car garage invites the owner to imagine all sorts of possibilities including a fourth accessory dwelling unit (ADU), an expanded 4BR+ lower unit, or additional rental income from parking rents.

A bright hallway skylight invites you into the upstairs front unit, a two bedroom, one bathroom income producing unit with 13-foot ceilings and crown molding details throughout. A large kitchen offers natural light from its many windows. A room divider separates the kitchen from the living room, which offers a lovely fireplace and bay windows with colorful patches of stained glass. One large bedroom with tall windows and high ceilings is on one side of the unit and the other bedroom is toward the unit's entrance.





Beautiful hardwood floors invite you into the one bedroom unit, an updated income producing residence that sits at the back of the property. Recently remodeled with new cabinets, new kitchen appliances and lighting. The large bedroom allows for ample space, a large fireplace and closet. The sunny eatin kitchen has new appliances including a full-size refrigerator, oven/ range, new countertops and includes a pantry and spacious walk-in closet. The full bathroom has a shower over a classic clawfoot tub as well as fresh tile and paint. Use the bright side room off the kitchen, with backyard access and plenty of sunlight peeking through its many windows, as an office, media room or even a nursery.

Capp is in the heart of the Mission District where traditional Victorians line the streets alongside vibrant murals, trendy shops, bars and delicious taquerias. Just blocks away from the 24th Street BART Station, Dolores Park and Mission Dolores.

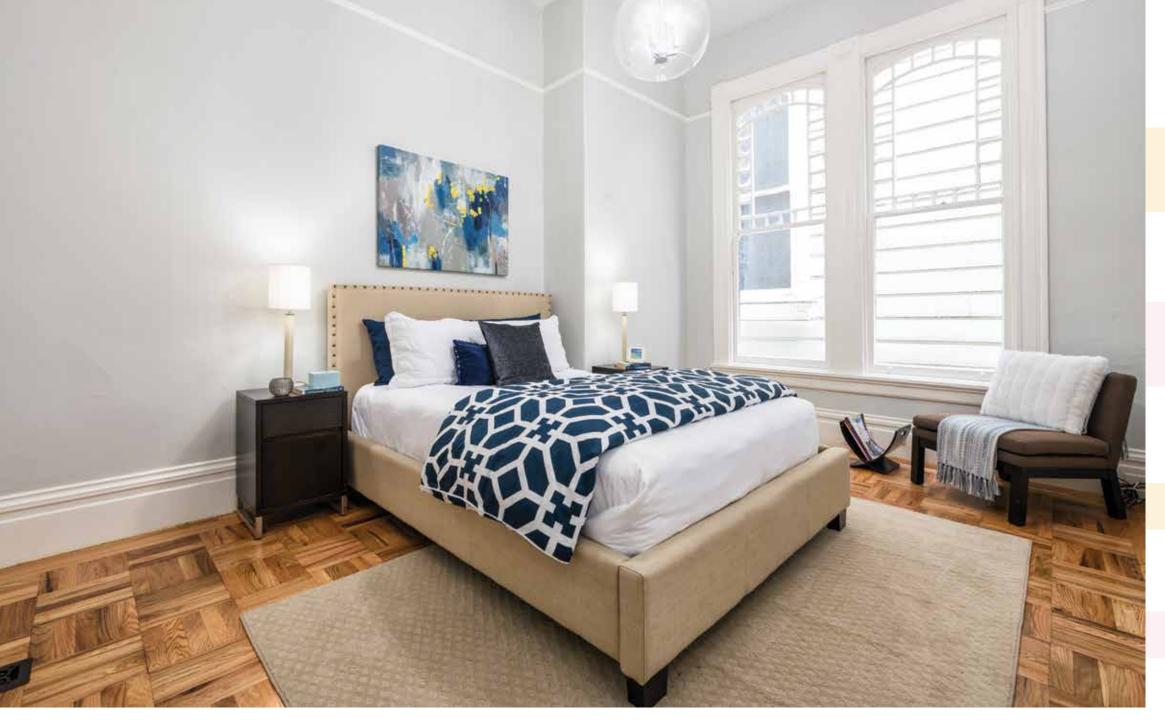
















DETAILS YOU'LL LOVE

Three units, two occupied rentals.

Upgraded 1BR+Den apartment with new kitchen appliances, cabinets and countertops.

3+ car garage with large work area/ workbench and expansion potential.

Natural light peaks through every room in each unit.

In the heart of San Francisco's sought-after Inner Mission District.

Two blocks from Valencia Street.

Blocks from 24th and 6Th Street BART stations.

Fresh paint, hardwood floors, light fixtures.

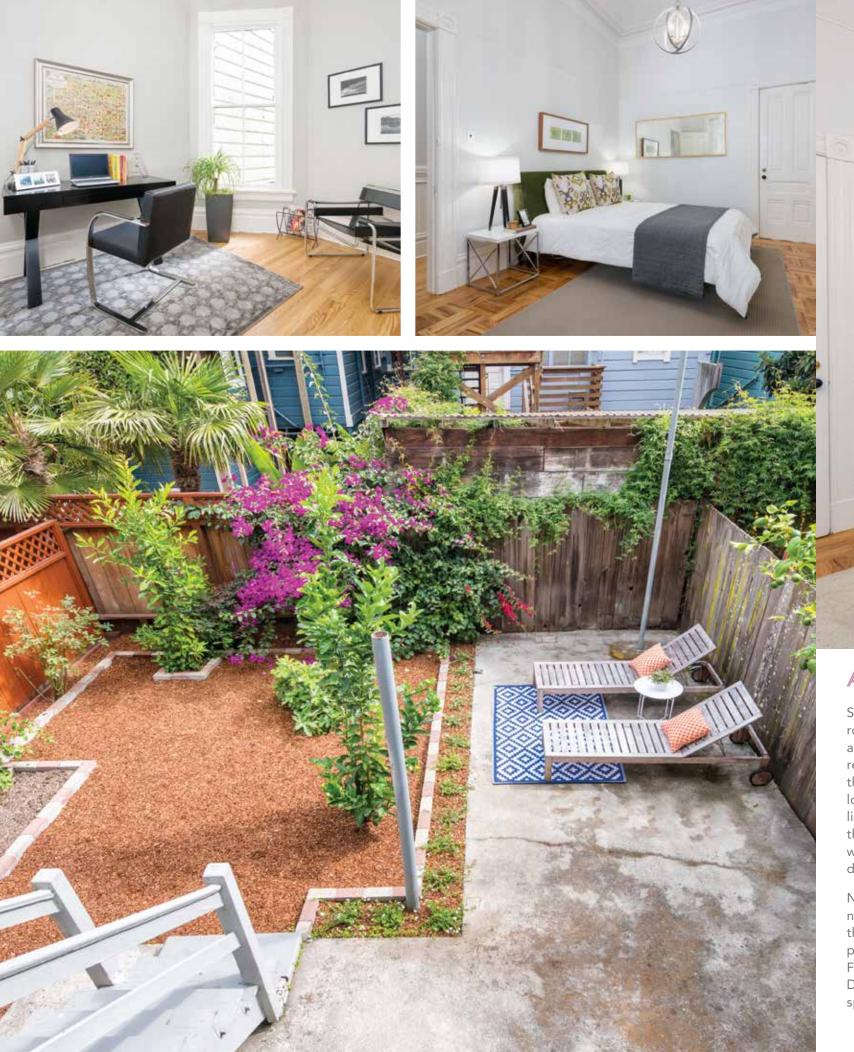
Old detail meets modern amenities.

Flat, sunny backyard ideal for garden, play area or morning coffee on the patio.

Vibrant restaurant and bar scene.

Trendy and hip shops, cafes and street food.

Walk to popular Dolores Park for fresh air and sweeping city views.





San Francisco's iconic Mission District is known for its Latin roots, hipster flare and dynamic nature. This neighborhood is a melting pot of cultures and cuisine, with its unique fusion restaurants and trendy bars. It is also known to have some of the sweetest pastries and strongest cups of coffee from its local bakeries and fresh roasted coffee houses. Vibrant murals line many strips of the Mission District and main streets in the area, including Mission and Valencia, which are dotted with live music clubs, hip restaurants, produce markets and delicious street food.

Named after the Mission Dolores, built in 1776, this evolving neighborhood is sought after by the daytime visitor or the hopeful resident. This area is perfect for the business professional or urban family, as it is in the heart of San Francisco, with great walkability and solid public transit. Dolores Park, a popular weekend hangout, is known for its spacious lawn, unique play structures and majestic city views.



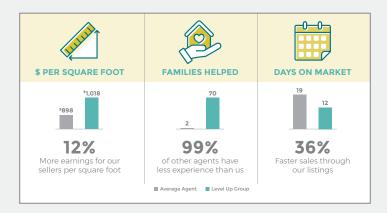


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The Level Up Group

Luxury Specialists

Many agents think the most important job is satisfying the customer. We believe that satisfying the customer is simply the MINIMUM requirement for staying in business. We work constantly to improve our systems, processes and services to go well beyond the standard level of service provided by most agents. And most importantly, this constant refinement delivers consistent, predictable and superior results. But don't take our word for it, here's how we stack up against other SF agents:



Source: SFAR MLS vs SF Average, 2017

If you're serious about making a move, we're serious about helping you succeed.

Contact us and let's get started.

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