



2 HOFFMAN Ave
Napa, CA 94559

\$559,000 Listed at Price	2 Beds	1 Bath	954 Sq. Ft. \$586 / Sq. Ft.
Built: 1942 Lot Size: 5,854 Sq. Ft. On Redfin: 23 days			
Status: Pending			



Street View

Sale Pending
The seller has accepted an offer, and the property is now pending or under contract.

About This Home

HGTV ready!Great Napa Location, New Renovation new stainless steel appliances, quartz counters, LED lighting, new roof, one car attached garage, rose garden, rear patio, covered front porch, in the Fabulous Fair View Terrace neighborhood. 1 story 2 bedroom 1 bath on

[Continue reading](#) ▾

Community	Napa
County	Napa
MLS#	21822491
Built	1942
Lot Size	5,854 square feet



-- min · [Add a Commute](#)

Listed by Robert Frappia · RE/MAX Gold Napa · BRE #01955165

[Last updated 1 minute ago](#) · Source: BAREIS

\$3,001 per month

30 Year Fixed, 4.550% Interest ⓘ

● Principal and Interest	\$2,1
● Property Taxes	\$6

Home Price

\$559,000

Down Payment

\$111,800	20%
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[Customize Calculations](#) [Compare Mortgage Rates](#)

Nearby Similar Homes

Property Details for 2 HOFFMAN Avenue

Virtual Tour, Parking / Garage, Exterior Features, Multi-Unit Information

Virtual Tour

- [Virtual Tour \(External Link\)](#)

Parking / Garage Information

- Garage/Parking: 1 Car
- 1
- # of Garage Spaces: 1

Exterior Features

- Exterior: Wood Siding
- Drive/Sidewalk: Paved Drive, Paved Sidewalk

Rental Information

- Min Lease per Month: 0.00

Interior Features

Bathroom Information

- Bath Type: Shower Over Tub
- # of Bathrooms (Full): 1

Interior Features

- Energy Conservation: Ceiling Insulation, Low E Windows, Low-Flow Shower, Low-Flow Toilet
- Not Furnished
- Accessibility Features: Other
- Floors: Laminate
- Main Level: Bath(s), Bedroom(s), Dining Room, Garage, Living Room, Street Entrance, Kitchen
- Laundry/Appliance: Hookups only, In Garage

Room Information

- # of Rooms: 5
- Kitchen: Breakfast Area, Stone Slab Counter, Dishwasher Included, Gas Range Included, Microwave Included, Refrigerator Included, Remodeled

School / Neighborhood, Utilities, Taxes / Assessments, Location Details

School / Neighborhood

- School District: Napa Valley Unified

Utilities

- Year Rated Green: 0
- Heat/Cool: Ceiling Fan(s), Gas, No Air Conditioning
- Sewer/Septic: Sewer Public
- Well GPM: 0
- Well Depth: 0
- Water Source: Water (Public)
- Utilities: City, PG&E

Taxes / Assessments

- Tax Autofill: NYYYYY
- City Transfer Tax: Yes

Location Details

- Location of Unit: Ground Floor
- Area: Napa
- Public Transportation: 1 Block

Property / Lot Details

Land Information

- Lights, Mountains, Park
- Soil: Unknown
- Yard/Grounds: Landscaped- Front, Landscaped- Misc., Landscaped- Rear, Patio(s), Sprink-Automatic
- Land Use: Other
- Irrigation: Drip, Sprinklers
- Fencing: Perimeter, Wood Board
- Drainage: Storm Drain
- Acres: 0.13

Lot Information

- Lot Square Footage: 5,854
- Lot Measurement: Acres
- Lot Description: Level

Property Information

- Property Type: Residential
- Property Subtype 1: Single Family Residence
- Style: Bungalow
- Resale
- Realist Public Rec
- None
- Age: 0
- Year Built: 1942
- Year Built Source: Realist Public Rec
- Square Footage: 954
- Special Zones: Unknown
- Property Disclaimer: Information has not been verified, is not guaranteed, and is subject to change. Copyright © 2018 Bay Area Real Estate Information Services, Inc. All rights reserved. Copyright 2018 Rapattoni Corporation. All rights reserved.

Listing Information, Subdivision / Building

Listing Information

- Sale/Lease-Rent: Sale

Building Information

- Upgrade New Con Only: Cabinets, Counter Tops, Fixtures, Refrigerator, Upgraded Floor
- Safety/Security: Carbon Mon Detector, Smoke Alarm(s)
- Attach/Detach Home: Attached
- Common Int Dev: No
- Construct/Condition: Completed
- Construction Type: Wood Frame
- Roof: Composition
- Stories/Levels: 1 Story
- Upper Level: None

Details provided by BAREIS and may not match the public record. [Learn more.](#)

Redfin Tour Insights for 2 HOFFMAN Ave

No Tour Insights on This Listing

We haven't left any insights about this home yet, but as soon as we do, we'll leave our thoughts here.

Redfin Estimate for 2 HOFFMAN Ave

Estimate Not Available

Our gears are turning, but we don't have enough information to generate an accurate estimate at this time. [Learn More](#)

Property History for 2 HOFFMAN Avenue

Date	Event & Source	Price
Mar 26, 1993	Sold (Public Records)	\$50,000

Public Facts for 2 HOFFMAN Avenue

Taxable Value		Tax Record	
Land	\$77,915	2017	\$2,230
Additions	\$57,337		
Total	\$135,252		

Home Facts

Beds	
Baths	
Finished Sq. Ft.	9,000
Unfinished Sq. Ft.	
Total Sq. Ft.	9,000
Stories	2
Lot Size	5,854 Sq. Ft.
Style	Single Family Resider
Year Built	1970
Year Renovated	1970
County	Napa Cou
APN	0062550020

Home facts updated by county records on Jul 14, 2018.

Activity for 2 HOFFMAN Ave

 874 Views	 17 Favorites	 1 X-Out	 0 Redfin Tours
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Schools

Serving This Home Elementary Middle High

School Name	Distance
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School Name	Distance
<p>Alta Heights Elementary School</p> <p>Public • K to 5 • Serves this home</p> <p>GreatSchools Rating: 6/10</p> <p>Parent Rating: ★★★★★</p> <p>See homes this school serves</p>	0.4 mi
<p>Silverado Middle School</p> <p>Public • 6 to 8 • Serves this home</p> <p>GreatSchools Rating: 3/10</p> <p>Parent Rating: ★★★★★</p> <p>See homes this school serves</p>	0.6 mi
<p>Napa High School</p> <p>Public • 9 to 12 • Serves this home</p> <p>GreatSchools Rating: 7/10</p> <p>Parent Rating: ★★★★★</p> <p>See homes this school serves</p>	1.7 mi



School data provided by [GreatSchools](#). School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.

Nearby Schools

Nighborhood Info for 2 HOFFMAN Ave

[California](#)
>
[Napa](#)
>
[94559](#)

Transportation in 94559

<div>  </div> <div> <div>49</div> <div>/100</div> </div> <div> <div>Car-Dependent</div> <div>Walk Score®</div> </div>	<div>  </div> <div> <div>65</div> <div>/100</div> </div> <div> <div>Bikeable</div> <div>Bike Score®</div> </div>
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This area is **car dependent** — most errands require a car. There is **some amount of infrastructure for biking**.

94559 Real Estate Sales (Last 30 days)

	Median List Price	\$769,000	Avg. # Offers	—

Median \$ / Sq. Ft.	\$491	Avg. Down Payment	2.9%
Median Sale / List	99%	# Sold Homes	27

Median Real Estate Values

Location	List Price	\$ / Sq. Ft.	Sale / List
Terrace-Shurtleff	\$789,000	\$391	98.9%
94559	\$754,500	\$480	99.3%
Napa	\$759,000	\$438	100.3%
Napa County	\$799,000	\$470	99.7%

Nearby Similar Homes

Homes similar to 2 HOFFMAN Ave are listed between \$250K to \$5,650K at an average of \$575 per square foot.

NEW 21 HOURS AGO

18.9
mi.

\$1,150,000

5365 Sonoma Mountain Rd
Santa Rosa, CA 95404

221,877
Beds Baths Sq. ft

29.1
mi.

\$250,000

35 Brighton Ct
Santa Rosa, CA 95403

— — —
Beds Baths Sq.

0.8
mi.

★ \$489,900

1236 Yajome St
Napa, CA 94559

2 1 76
Beds Baths Sq.

1.3
mi.


\$1,185,000

605 Patchett St
Napa, CA 94559

4 **2** **2,660**
Beds Baths Sq. Ft.

0.9
mi.



 **\$729,000**
1873 Seville Dr
Napa, CA 94559

4 **2.5** **2,11**
Beds Baths Sq. ft

15.1
mi.

\$3,200,000
3770 Warm Springs Rd
Glen Ellen, CA 95442

7 **4.5** **—**
Beds Baths Sq. ft

Nearby Recently Sold Homes

Nearby homes similar to 2 HOFFMAN Ave have recently sold between \$380K to \$723K at an average of \$530 per square foot.

SOLD 8/03/18

0.5
mi.

\$723,000

111 E 1st St
Napa, CA 94559

3 2 1,17
Beds Baths Sq. l

SOLD 3/29/18

1.3
mi.

\$520,000

198 arboreo St
Napa, CA 94558

2 1 72
Beds Baths Sq.

SOLD 8/17/18

0.6
mi.

\$620,000

101 Spring St
Napa, CA 94559

2 **1** **1,04**
Beds Baths Sq. F

SOLD 4/19/18

0.3
mi.

\$630,000

1000 Evans Ave
Napa, CA 94559

2 **1** **1,34**
Beds Baths Sq. F

SOLD 5/18/18

1.0
mi.



Local rules require you to be signed in
to see more photos.

\$410,000

2146 Holmes Ave
Napa, CA 94559

2 1 80

Beds Baths Sq.

Source: Public Reco

SOLD 3/29/18

0.1
mi.

\$550,000

120 Fairview Dr
Napa, CA 94559

2 1 93

Beds Baths Sq.

More Real Estate Resources

Neighborhoods

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[94559](#)

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New Listings in 94559

[1172 River Park Blvd](#)
[Residence 4](#)
[1422 1422-1/2 Meek Ave](#)
[879 Liberty Dr](#)
[1404 Meek Ave](#)
[Residence 3](#)
[Show More](#) ▼

2 HOFFMAN Ave is a ranch in Napa, CA 94559. This 954 square foot ranch sits on a 5,854 square foot lot and features 2 bedrooms and 1 bathroom. This ranch has been listed on Redfin since August 28, 2018 and is currently priced at \$559,000. This property was built in 1942 and last sold on June 05, 2018 for \$449,000. Nearby schools include Stone Bridge School, The Oxbow School and Alta Heights Elementary School. The closest grocery stores are Oxbow Public Market, La Tapatia Market and Raley's. Nearby coffee shops include Java Hut, Sweetie Pies Bakery and Ritual Coffee Roasters. Nearby restaurants include El Rancho Grande, Rancho Grande 3 and BigD Burgers. 2 HOFFMAN Ave is near Triangle Park, O'Brien Park and John F. Kennedy Memorial Park. There are excellent bike lanes and the terrain is mostly flat. 2 HOFFMAN Ave is bikeable, there is some bike infrastructure. This address can also be written as 2 HOFFMAN Avenue, Napa, California 94559.

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 California BRE #01521930

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GreatSchools Ratings provided by [GreatSchools.org](#).