



582 40th Ave San Francisco, CA 94121

\$1,221,125

Listed at Price

3

Beds

2

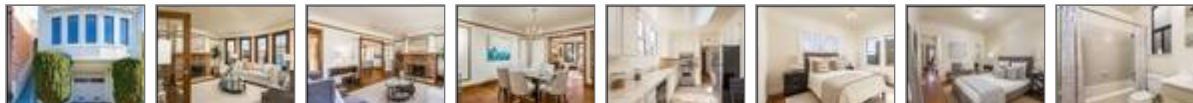
Baths

1,518 Sq. Ft.

\$804 / Sq. Ft.

Built: 1924 Lot Size: 2,060 Sq. Ft. On Redfin: 58 days

Status: Pending



Street View

Sale Pending

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

This is a Probate Court sale, Probate court date is 3/23/20 at 9:00 am , 400 McAllister St Rm 204 List Price is minimum purchase price. Property to be sold AS IS, All CASH, No contingencies, 30 day close or buyer may lose deposit. MOVE-IN condition home. Period details are abundant in this three bedroom and two bathroom residence. HARDWOOD floors, BERBER style carpet, Tray

ceilings, wood grained doors/trim, and many newer white vinyl windows. Formal DINING ROOM, large LIVING ROOM with wood burning FIREPLACE and nice vintage BUILT-IN cabinetry. Lovely spacious PATIO and separate door entrance to lower living area. GARAGE with storage, and laundry area

Listed by Tim Hawko • DRE #01159599 • Park North Real Estate

Redfin last checked: 24 hours ago | Last updated Mar 25, 2020 • Source: San Francisco MLS

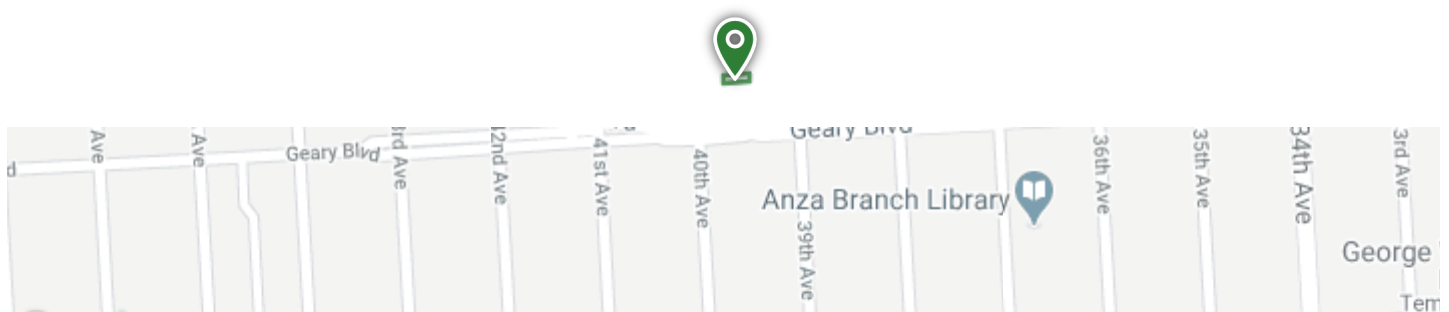
Show Less ^

Price Insights

Est. Mo. Payment	\$5,96
Price/Sq.Ft.	\$80

Home Facts

Status	Pendin
Time on Redfin	58 day
Property Type	2 Story, Single-Family Hom
Year Built	192
Style	Edwardia
Community	Outer Richmon
Lot Size	2,060 Sq. F
MLS#	49456





40th St

Report a map error



Add a comment...

Save

Visible only to you

[Add co-buyer](#)

Payment Calculator

\$5,966 per month

30 Year Fixed, 3.707% Interest i

[Customize calculations](#)

- Principal and Interest \$4
- Property Taxes \$
- Homeowners' Insurance :

Home Price

\$1,221,125

Down Payment

\$244,225

20%

Today's rates for this home [30 Year Fixed](#) ^

Loan Type 30 Year Fixed  Searching for mortgage offers.[View all rates](#)

Ads

Nearby Similar Homes

Property Details for 582 40th Ave

Interior Features

Bedroom Information

- # of Bedrooms: 3
- 2 Bedrooms on Main Level
- 1 Bedroom on Lower Level

Bathroom Information

- # of Baths: 2
- 1 Bath on Main Level
- 1 Bath on Lower Level

Living Room Information

- Living Room on Lower Level
- Living Room on Main Level

Dining Room Information

- Dining Room on Main Level
- Formal

Additional Rooms

- Den/Bonus Room: 1

Fireplace Information

- # of Fireplace(s): 1, Wood Burning

Kitchen Features

- Gas Range, Refrigerator, Dishwasher
- Kitchen on Main Level

Interior Features

- Floors: Partial Carpet, Partial Hardwood
- # of Rooms (Total): 5
- 1 Bedroom on Lower Level, 1 Bath on Lower Level, Living Room on Lower Level
- 2 Bedrooms on Main Level, 1 Bath on Main Level, Living Room on Main Level, Dining Room on Main Level, Kitchen on Main Level

Heating & Cooling

- Heating/Cooling: Central Heating

Parking / Garage, Multi-Unit Information, Homeowners Association, Location Details**Parking Information**

- Parking Type: On Site
- # of Garage Spaces: 1
- # of Parking Spaces: 1
- Garage
- Parking Access: Tandem

Multi-Family Features

- Monthly Rent: 0.00

Homeowners Association Information

- Unconfirmed Co-op Fee: 0.00

Location Information

- Cross Street: Geary
- Directions: Home faces west down the hill from Geary

Exterior Features

Water & Sewer

- Public Water, Sewer System (Public)

Exterior Features

- Driveway/Sidewalks: Paved Driveway
- Exterior: Stucco
- Garden, Patio(s)

Property / Lot Details

Lot Information

- Lot Description: Regular
- View(s): San Francisco, Hills
- Lot Measurement: Square Feet

Property Information

- Transportation: 1 Block
- Type: 2 Story
- Per Graphic Artist
- Garden, Patio(s)
- APN: 1505017C
- Property Disclaimer: Copyright: 2020 by San Francisco Assoc of REALTORS - All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.

Listing Information

Listing Information

- Original Price: \$998,000
- On Market Date: Wednesday, February 5, 2020
- Contingent Date: Thursday, February 20, 2020
- Pending Date: Monday, March 23, 2020

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

Property History for 582 40th Ave

Today

○ Mar 25, 2020 Date	Pending San Francisco MLS #494567	— Price
○ Feb 20, 2020 Date	Contingent (Contingent - Show) San Francisco MLS #494567	— Price
○ Feb 20, 2020 Date	Price Changed San Francisco MLS #494567	\$1,221,125 Price
○ Feb 5, 2020 Date	Listed (Active) San Francisco MLS #494567	\$998,000 Price

Schools

This home is within the [San Francisco Unified School District](#).

San Francisco's enrollment policy is not based solely on geography. Please check the school district website to see all schools serving this home.

GreatSchools Rating

9 /10	Lafayette Elementary School Public • K to 5 • Serves this home • Choice school	0.2 mi Distance
8 /10	McCoppin (frank) Elementary School Public • K to 5 • Choice school	2.0 mi Distance
8 /10	Presidio Middle School Public • 6 to 8 • Serves this home • Choice school	0.6 mi Distance
3 /10	Carmichael (bessie)/fec Public • K to 8 • Choice school	5.1 mi Distance
		0.5 mi

Distance

8/10 [Washington \(george\) High School](#)
Public • 9 to 12 • Choice school

1/10 [Mission High School](#)
Public • 9 to 12 • Choice school

4.2 mi
Distance

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.

Redfin Tour Insights for 582 40th Ave

Sunny living room facing 40th Ave with an adjacent large dining parlor. Two beds and one bath on the main level. Bathroom is off of the hallway, not en suite to either room. Additional room with shower downstairs off of the garage. Upstairs and downstairs do not have interior access to one another.

Was this helpful? [Yes](#) - [No](#)

Redfin Agent Lacey Meyer
saw this home 1 month ago

A well maintained 3 bedroom multilevel home located in the Sunset District of San Francisco. Living room area is open with many windows that brings in a lot of sunlight. There are 2 bedrooms upstairs, and 1 bedroom with small living room area, full bath, and private entrance down stairs.

Was this helpful? [Yes](#) - [No](#)

Redfin Associate Agent Justin Sison
saw this home 2 months ago

Activity for 582 40th Ave

 14,082 Views	 488 Favorites	 16 X-Outs	 6 Redfin Tours
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Public Facts for 582 40th Ave

Taxable Value

Land	\$193,069
Additions	\$131,339
Total	\$324,408

Tax Record

2019	\$4,549
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Home Facts

Beds

Baths

Finished Sq. Ft.

Unfinished Sq. Ft.

Total Sq. Ft.

1,2

Stories

Lot Size

2,060 Sq

Style

Single Family Resider

Year Built

19

Year Renovated

County

San Francisco Cou

APN

1505 0:

Home facts updated by county records on Jan 27, 2020.

Redfin Estimate for 582 40th Ave

This seller does not allow automated home-value estimates for this home. [Learn More](#)

Neighborhood Info for 582 40th Ave

[Redfin](#) > [California](#) > [San Francisco County](#) > [San Francisco](#) > [Outer Richmond](#)

Transportation in Outer Richmond



90 /100

Walker's Paradise



70 /100

Excellent Transit



69 /100

Bikeable

This area is a **walker's paradise** — daily errands do not require a car. **Transit is excellent** and convenient for most trips. There is **some amount of infrastructure for biking**.

Outer Richmond Real Estate Sales (Last 30 days)

Median List Price	\$1.9
Median \$ / Sq. Ft.	\$70
Median Sale / List	111.8

Market Competition in Outer Richmond

Calculated over the last 3 months

88 Very Competitive
Redfin Compete Score™

0

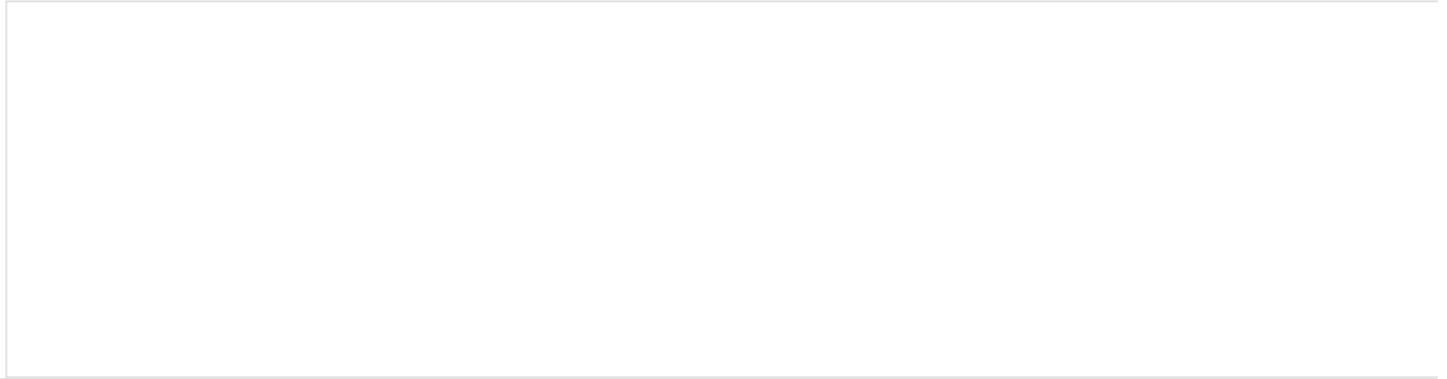
- Many homes get multiple offers, some with waived contingencies.
- Homes sell for about 9% above list price and go pending in around 17 days.
- Hot Homes can sell for about 18% above list price and go pending in around 12 days.

Median Real Estate Values

Location	List Price	\$ / Sq. Ft.	Sale / List
Outer Richmond	\$1,895,000	\$782	111.8%
Northwest San Francisco	\$1,870,000	\$1,087	107.9%
94121	\$1,954,000	\$844	109.7%

Location	List Price	\$ / Sq. Ft.	Sale / List
San Francisco	\$1,495,000	\$1,055	107.4%
San Francisco County	\$1,495,000	\$1,055	107.4%

\$/Sq. Ft. Houses in Outer Richmond



Nearby Similar Homes

Homes similar to 582 40th Ave are listed between \$1,190K to \$4,395K at an average of \$960 per square foot.

NEW 32 HOURS AGO

\$1,190,000

3 Beds 2 Baths 1,629 Sq. Ft.

1234 40th Ave, San Francisco, CA 94122

\$1,620,000

4 Beds 4 Baths 1,820 Sq. Ft.

891 46th Ave, San Francisco, CA 94121

Hardwood Floor Central Air Stucco Contemporary

\$2,499,000

4 Beds 3.5 Baths 2,134 Sq. Ft.

1290 33rd Ave, San Francisco, CA 94122

Garage

Fireplace

Hardwood Floor

Deck

Central Air

Stucco

Modern

\$4,395,000

5 Beds 3.5 Baths 4,167 Sq. Ft.

75 Sea Cliff Ave, San Francisco, CA 94121

Fireplace Deck Stucco Tudor

\$1,699,000

4 Beds 1 Bath 1,800 Sq. Ft.

879 43rd Ave, San Francisco, CA 94121

Yard Garage Fireplace Hardwood Floor Brick Exterior Granite Countertops Central Air

Nearby Recently Sold Homes

SOLD NOV 21, 2019

\$1,350,000 Last Sold Price

2 Beds 1 Bath 1,200 Sq. Ft.

477 45th Ave, SAN FRANCISCO, CA 94121

Yard

Garage

Parking

Low Street Noise

Granite Countertops

Stainless Appliances

SOLD NOV 21, 2019

\$1,350,000 Last Sold Price

2 Beds 1 Bath 1,200 Sq. Ft.

477 45th Ave, SAN FRANCISCO, CA 94121

Yard Garage Parking Low Street Noise Granite Countertops Stainless Appliances

SOLD DEC 24, 2019

\$1,308,000 Last Sold Price

2 Beds 1 Bath 1,491 Sq. Ft.

4326 Cabrillo St, SAN FRANCISCO, CA 94121

Yard Garage Fixer-Upper Fireplace Hardwood Floor Formal Dining Room

More Real Estate Resources

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[2230 Cabrillo St](#)

[226 19th Ave #4](#)

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[75 Sea Cliff Ave](#)

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582 40th Ave is a house in San Francisco, CA 94121. This 1,518 square foot house sits on a 2,060 square foot lot and features 3 bedrooms and 2 bathrooms. This house has been listed on Redfin since February 05, 2020 and is currently priced at \$1,221,125. The price of 582 40th Ave has increased \$223,125 during that time. This property was built in 1924. Nearby schools include St. Thomas the Apostle School, Lafayette Elementary School and Russian American International School. The closest grocery stores are Oceanview Market & Deli, Better Food Market and Fresh & Easy. Nearby coffee shops include La Promenade Café, Mr. Banh Mi and Simple Pleasures Cafe. Nearby restaurants include Oyogu Sushi, Yu Zen and Al-Masri Egyptian Restaurant. 582 40th Ave is near Cabrillo Playground, Lands End Park and Sutro Heights Park. This address can also be written as 582 40th Avenue, San Francisco, California 94121.

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GreatSchools Ratings provided by [GreatSchools.org](https://www.greatschools.org).