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**582 40th Ave**  
San Francisco, CA 94121

**\$1,350,000**

Listed at Price

**3**

Beds

**2**

Baths

**1,518** Sq. Ft.

\$889 / Sq. Ft.

Redfin Estimate: \$1,449,762 On Redfin: 33 days  
Status: Pending



Street Vie

**Sale Pending**

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

GORGEOUS Edwardian BARREL-FRONT styled home has been nicely RENOVATED and still maintains loads of wonderful PERIOD DETAILS. Grand living room with beautiful wood burning FIREPLACE enjoys lots of western light and PEEK-A-OCEAN Views. Spacious formal CHANDELIER DINING ROOM with vintage doors, TRAY styled ceiling, and CUSTOM

HARDWOOD floors. Remodeled EAT-IN KITCHEN is family friendly in size and style offers STAINLESS steel APPLIANCES. MAIN LEVEL has tiled FULL-BATHROOM and 2 BEDROOMS The GARDEN LEVEL of this fine RESIDENCE has been designed with PRIVATE entrance from 40th Avenue. Fully remodeled and spacious GARDEN LEVEL has family room, bedroom and bathroom. Big GARAGE for a large vehicle also has a washer and dryer laundry area. Nice PATIO and GARDEN are all yours in this GORGEOUS Edwardian home. A MUST SEE!!!

Listed by Kathleen Tostanoski • DRE #01851117 • Park North Real Estate

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

Redfin last checked: 5 minutes ago | Last updated June 2, 2020 • Source: San Francisco MLS

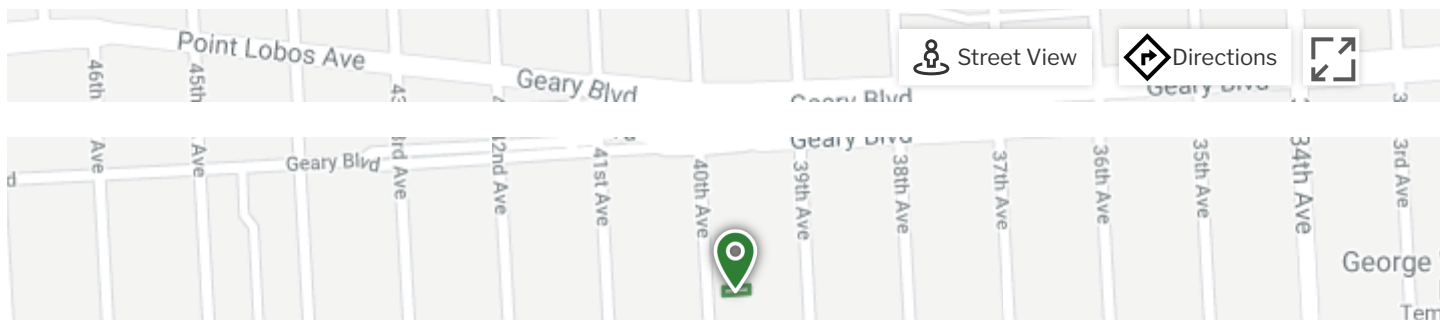
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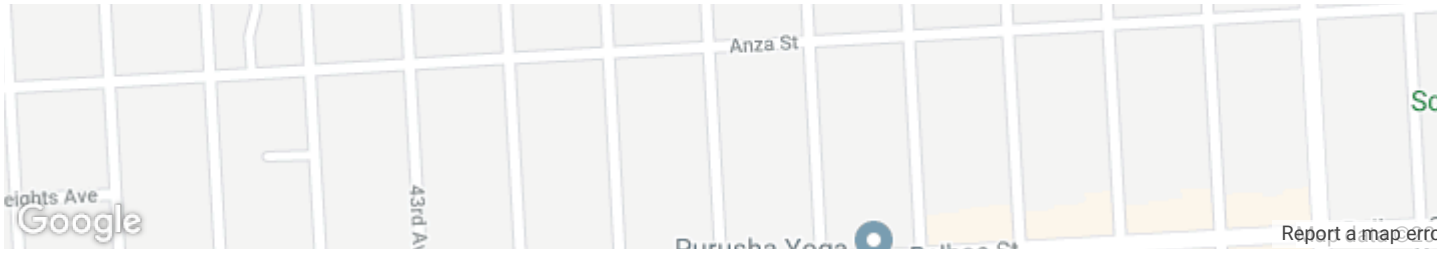
### Price Insights

Est. Mo. Payment	\$6,445
Redfin Estimate	\$1,449,762
Price/Sq.Ft.	\$889

### Home Facts

Status	Pending
Time on Redfin	33 days
Property Type	Attached, 2 Story, Single-Family Home
Year Built	1924
Style	Edwardian
Community	Outer Richmond
Lot Size	2,060 Sq. Ft.
MLS#	497474





— min · [Add a Commute](#)

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## Payment Calculator

**\$6,445 per month**

30 Year Fixed, 3.459% Interest ⓘ

[Customize calculations](#)

● Principal and Interest	\$4,825
● Property Taxes	\$1,373
● Homeowners' Insurance	\$248

Home Price



Down Payment

\$270,000	20%
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# See how selling your current home can help you buy

## Today's rates for this home **30 Year Fixed** ^

Loan Type i

30 Year Fixed ▼

**3.625%**  
Interest Rate

**3.625%**  
APR as of 6/5

**Sebonic Financial**  
NMLS#66247

**3.875%**  
Interest Rate

**3.875%**  
APR as of 6/5

**BNC National Bank**  
NMLS#418467

[View all rates](#)

Ads i

## Nearby Similar Homes

HOT HOME

**\$1,199,000**

2 Beds 1 Bath 1,140 Sq. Ft.

627 46th Ave, San Francisco, CA 94121

Yard Garage Parking

VIRTUAL TOUR

**\$1,698,000**

4 Beds 2.5 Baths 2,520 Sq. Ft.

1325 37th Ave, San Francisco, CA 94122

Yard Garage Parking Fireplace

Advertisement

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## Property Details for 582 40th Ave

### Interior Features

#### Bedroom Information

- # of Bedrooms: 3
- 3 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: View
- Living Room on Main Level

#### Family Room Information

- Family Room on Lower 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

- Refrigerator, Dishwasher, Remodeled
- Kitchen on Main Level

## Interior Features

- Floors: Wall to Wall Carpet, Hardwood, Vinyl
- # of Rooms (Total): 5
- 1 Bedroom on Lower Level, 1 Bath on Lower Level, Family Room on Lower Level
- 3 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
- Attached, Garage, Automatic Door
- Parking Access: Independent

### Multi-Family Features

- Monthly Rent: 0.00

### Homeowners Association Information

- Unconfirmed Co-op Fee: 0.00

### Location Information

- Cross Street: Geary

## Exterior Features

### Water & Sewer

- Public Water, Sewer System (Public)

### Building Information

- Wood Frame Construction

## Exterior Features

- Driveway/Sidewalks: Paved Driveway
- Exterior: Stucco, Vinyl Siding

- Fenced Yard, Patio(s)

## Property / Lot Details

### Lot Information

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

### Property Information

- Transportation: 1 Block
- Shopping: 2 Blocks
- Type: Attached, 2 Story
- Per Graphic Artist
- Fenced Yard, Patio(s)
- APN: 1505-017C
- 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: \$1,350,000
- On Market Date: Monday, May 4, 2020

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

Advertisement



## Property History for 582 40th Ave

Today

- Jun 2, 2020 Pending —

Date	San Francisco MLS #497474	Price
○ May 19, 2020 Date	Contingent (Contingent - Show) San Francisco MLS #497474	— Price
○ May 4, 2020 Date	Listed (Active) San Francisco MLS #497474	\$1,350,000 Price

### Apr 2020, Sold for \$1,162,500

○ Apr 10, 2020 Date	Sold (Public Records) Public Records	\$1,162,500 Price
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[See all property history](#) ▼

## 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

<b>9</b> /10	<a href="#">Lafayette Elementary School</a> Public • K to 5 • Serves this home • Choice school	0.2 mi Distance
<b>9</b> /10	<a href="#">Clarendon Alternative Elementary School</a> Public • K to 5 • Choice school	2.9 mi Distance
<b>8</b> /10	<a href="#">Presidio Middle School</a> Public • 6 to 8 • Serves this home • Choice school	0.6 mi Distance
<b>9</b> /10	<a href="#">Giannini (a.P.) Middle School</a> Public • 6 to 8 • Choice school	1.9 mi Distance
<b>7</b> /10	<a href="#">Lincoln (abraham) High School</a> Public • 9 to 12 • Choice school	2.4 mi Distance



8/10

## Washington (george) High School


Public • 9 to 12 • Choice school

0.5 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.

## Activity for 582 40th Ave

 <b>7,295</b> Views	 <b>176</b> Favorites	 <b>18</b> X-Outs	 <b>0</b> 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	2
Baths	1
Finished Sq. Ft.	—
Unfinished Sq. Ft.	—
Total Sq. Ft.	1,225
Stories	1
Lot Size	2,060 Sq. Ft.
Style	Single Family Residential
Year Built	1924
Year Renovated	—
County	San Francisco County

APN

1505 017C

Home facts updated by county records on May 5, 2020.

## Redfin Estimate for 582 40th Ave

# \$1,449,762

+\$100K over list price of \$1.35M

Redfin Estimate based on recent home sales. [View estimate history.](#)Track this home's value and get nearby sales activity [Claim This Home](#)

## Rental Estimate for 582 40th Ave

Our gears are turning, but we don't have enough information about your home to generate an accurate estimate at this time. Learn more about the [Rental Estimate](#).

# \$—

### Market trends for Northwest San Francisco

Single family home, 3 beds

\$5,500 / mo

Median rent

+26.44%

Since Jun 2019

Rental estimate based on recent rentals. [View estimate history.](#)

## Neighborhood Info for 582 40th Ave

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

### Transportation in Outer Richmond

**90** /100

Walker's Paradise

**55** /100

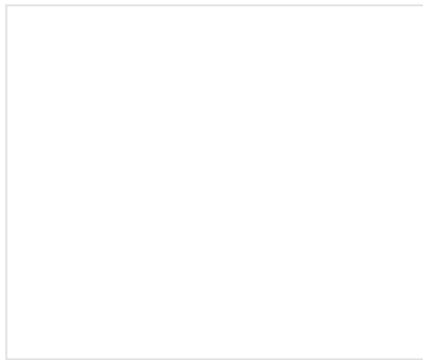
Good Transit

**69** /100

Bikeable

This area is a **walker's paradise** — daily errands do not require a car. **Transit is good**, with many nearby public transportation options. There is **some amount of infrastructure for biking**.

## Outer Richmond Real Estate Sales (Last 30 days)



Median List Price	<b>\$1.56M</b>
Median \$ / Sq. Ft.	<b>\$839</b>
Median Sale / List	<b>105.8%</b>

### Market Competition in Outer Richmond

Calculated over the last 3 months

**90** Most Competitive  
Redfin Compete Score™

0

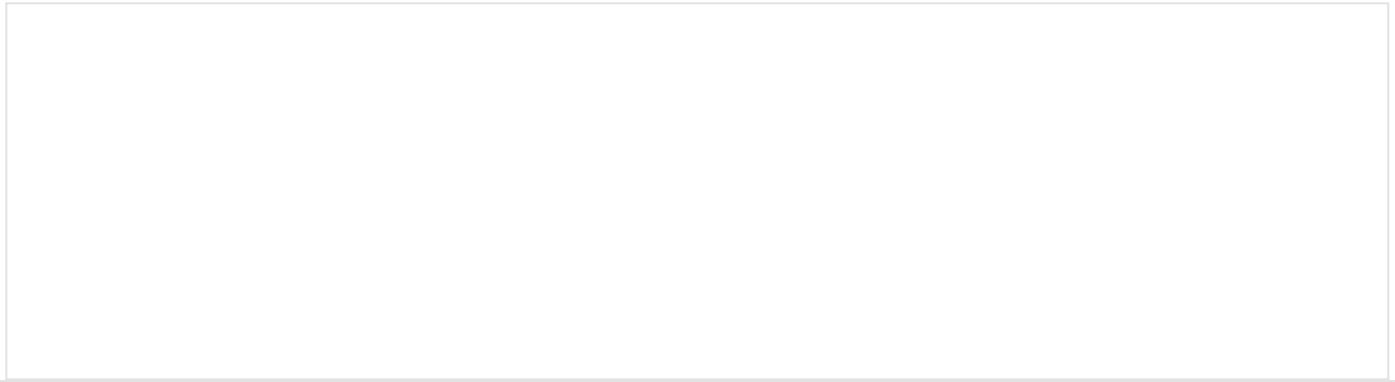
100

- Most homes get multiple offers, often with waived contingencies.
- Homes sell for about 8% above list price and go pending in around 16 days.
- Hot Homes can sell for about 16% above list price and go pending in around 12 days.

### Median Real Estate Values

Location	List Price	\$ / Sq. Ft.	Sale / List
<a href="#">Outer Richmond</a>	\$1,557,500	\$839	105.8%
<a href="#">Northwest San Francisco</a>	\$1,765,000	\$1,080	101.2%
<a href="#">94121</a>	\$1,674,000	\$890	104.6%
<a href="#">San Francisco</a>	\$1,499,000	\$1,074	103.1%
<a href="#">San Francisco County</a>	\$1,499,000	\$1,075	103.1%

## \$/Sq. Ft. Houses in Outer Richmond



## Nearby Similar Homes

Homes similar to 582 40th Ave are listed between \$1,199K to \$10,980K at an average of \$1,150 per square foot.

HOT HOME

**\$1,199,000**

2 Beds 1 Bath 1,140 Sq. Ft.

627 46th Ave, San Francisco, CA 94121

Yard

Garage

Parking

Low Street Noise

Fireplace

Hardwood Floor

Brick Exterior

VIRTUAL TOUR

**\$1,698,000**

4 Beds 2.5 Baths 2,520 Sq. Ft.

1325 37th Ave, San Francisco, CA 94122

Yard   Garage   Parking   Fireplace   Hardwood Floor   Deck   Stainless Appliances

**\$2,950,000**

4 Beds 3.5 Baths 2,980 Sq. Ft.

894 35th Ave, San Francisco, CA 94121

Garage    Parking    Fireplace    Deck    Central Air

**\$3,395,000**

4 Beds 4 Baths 3,264 Sq. Ft.

846 34th Ave, San Francisco, CA 94121

Yard    Garage    Hardwood Floor    Deck    Stucco    Contemporary

VIDEO OPEN - LIVE NOW    HOT HOME

**\$1,680,000**

4 Beds 2 Baths 1,712 Sq. Ft.

871 32nd Ave, San Francisco, CA 94121

Yard

Parking

Fireplace

Hardwood Floor

Central Air

Stucco

**\$1,695,000**

3 Beds 2.25 Baths 2,200 Sq. Ft.

4726 Anza St, San Francisco, CA 94121

Garage Fireplace Hardwood Floor Granite Countertops Stucco Modern

**\$1,395,000**

3 Beds 2 Baths 1,825 Sq. Ft.

786 42nd Ave, San Francisco, CA 94121

Yard Garage Hardwood Floor Central Air Stucco

OPEN SAT, 2:30PM TO 4PM VIRTUAL TOUR



**\$2,995,000**

5 Beds 3.5 Baths 3,446 Sq. Ft.

834 35th Ave, San Francisco, CA 94121

Yard Garage Parking Fireplace Deck Modern Contemporary

**\$10,980,000**

4 Beds 4 Baths 3,420 Sq. Ft.

10 Sea Cliff Ave, San Francisco, CA 94121

Garage    Hardwood Floor    Stucco

## Nearby Recently Sold Homes

SOLD MAY 26, 2020    VIRTUAL TOUR

**\$1,900,000** Last Sold Price

3 Beds 2.25 Baths 1,506 Sq. Ft.

1330 47th Ave, San Francisco, CA 94122

Yard    Garage    Fireplace    Hardwood Floor    Quartz Countertops    Stainless Appliances

SOLD JAN 22, 2020

**\$1,210,000** Last Sold Price

1 Bed 1 Bath 1,020 Sq. Ft.

521 Point Lobos Ave, San Francisco, CA 94121

Yard    Garage    Parking    Fireplace    Hardwood Floor    Stainless Appliances

SOLD DEC 24, 2019

**\$1,280,000** Last Sold Price

2 Beds 2 Baths 1,413 Sq. Ft.

5915 California St, San Francisco, CA 94121

## More Real Estate Resources

### New Listings in 94121

[894 35th Ave](#)

[871 32nd Ave](#)

[451 17th Ave](#)

[10 Sea Cliff Ave](#)

[875 La Playa St #482](#)

[2402 Balboa St](#)

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### Neighborhoods

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[Marina District Homes For Sale](#)

[Mission Bay Homes For Sale](#)

[Sunset District Homes For Sale](#)

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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 May 04, 2020 and is currently priced at \$1,350,000. This property was built in 1924 and last sold on April 10, 2020 for \$1,162,500. Based on Redfin's San Francisco data, we estimate the home's value is \$1,449,762, which is 7.4% more than its current list price. Comparable nearby homes include [1338 28th Ave](#), [645 42nd Ave](#), and [878 47th Ave](#). 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).