



122 HOFFMAN AVENUE

Noe Valley, San Francisco



UPDATED NOE VALLEY VICTORIAN

122 Hoffman is a timeless Victorian that has been lovingly updated. The home features a wonderful floor plan with 3 bedrooms, 2 baths on the top floor (includes master suite), living, dining, kitchen & half bath on the main living level, and spacious family room (or 4th bedroom), office, bathroom and laundry room on the lower level. The house enjoys an updated kitchen with custom alder hardwood cabinetry, Thermador range and fridge. An oversized skylight above its expansive breakfast nook area pours in natural light. Direct access to the backyard from both the kitchen and dining room completes the main living level.

122 Hoffman is a very short walk to the heart of Noe Valley's 24th Street shopping district, renowned for its epicurean cheese, pasta and wine stores, in addition to clothing, books and more. Close proximity to highways 101, 280 and the SF airport as well as an easy commute to downtown.

- Updated kitchen and bathrooms
- 3 bedrooms & 3.5 baths with additional family, office & laundry rooms
- Walking distance to 24th St. shops
- 2,486 sq. feet, per appraiser
- Views from the top floor bedroom
- Direct access to landscaped backyard from both kitchen & dining room

Offered at: \$1,649,000

RON ABTA
Cell 415-595-7661
Ron@Bridge-SF.com
DRE Lic. #01090426

TRAVIS PACOE
Cell 415-260-0480
Travis@Bridge-SF.com
DRE Lic. #01131178

WWW.122HOFFMAN.COM

