



## Large condo of about 1700 living sq ft

With 10% down you get rate of 3.75%, 30 year fixed

13700 San Pablo Ave #1206 , San Pablo CA 94806

MLS: 41008134    PRICE: \$498,000.00



Bedrooms: 3  
Full Baths: 3  
HOA: 570  
Sqft: 1700

Subdivision: City Center  
Year Built: 1988  
Parking: 2 Cars  
Floors: 1



### PROPERTY FEATURES:

- Walk-in closet
- Office/Den
- Dishwasher
- Microwave
- Living room
- Dining room
- Refrigerator
- Balcony, Deck, or Patio
- Bonus/Rec room
- Breakfast nook
- Stove/Oven
- Swimming pool

### OTHER FEATURES:

- Could be used as 2 units
- Buy with 10% down get
- Rate 3.75%, 30 yr fixed



### PROPERTY DESCRIPTION:

Lovely Condo in a great San Pablo Location. In total this unit has about 1,700 SQ FT of living space. Features: 3 bedrooms and 3 full baths, living room, dining room, deck, 2 car parking plus option to add additional parking spots. Use steps or elevator to access unit. Only two units this large in complex. This place is like having two units, one would be 2 bedrooms and 2 full baths. The other unit would be a very large space or bedroom with full bath, extra-large walk-in closet, private entrance from hallway (with no kitchen). An owner that does not cook could live in this place and rent the largest unit or vice versa. Use your imagination. Recently updated with permits, lovely flooring, new interior paint, new kitchen. Lots of closets. Great Location, in front on the new San Pablo City Hall, Police, 4-million-dollar new library, Bus stop, two blocks from San Pablo Casino, medical centers, close to restaurants and stores, and more. Must see to fully appreciate. Ready to Move-In. (In addition to the great features above, this property qualifies for a special financing program with a large bank: Interest rate of 3.75%, 30 years fixed. Need 10% down. Buyer will need to pre-qual with that bank. Buyer is not required to use this loan program. This is just another property feature)



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