

# \$1,998,000 - 44 Cortland Ave, San Francisco

MLS® #41085454

**\$1,998,000**

5 Bedroom, 4.00 Bathroom, 3,014 sqft

Residential on 0 Acres

BERNAL HEIGHTS, San Francisco,

Rare and exquisite opportunity for the right buyer or family of buyers. Back-to-back (2) homes on 1 lot with a shared backyard could potentially be parceled and split. Plans and Application ALREADY SUBMITTED for Variance. 44 Cortland has new exterior siding and new entry stairs. Each home is almost equal in size but unique in character. 44 Cortland Avenue is a 1914-built charmer with 3 bedrooms, 1.5 bathrooms, and additional basement/garage space. 43 Santa Marina is a 1992-built tri-level building with 2 bedrooms, 2.5 bathrooms, a loft with views of the Financial District. Designed with iconic curved walls and expansive windows, this home is a tribute to the previous owner and visionary architect who created it. Experience the perfect blend of modern design and timeless elegance in this one-of-a-kind residence. Situated near and across shops, amenities of Bernal Heights, 44 Cortland/43 Santa Marina both sit only a 20-minute walk away from the peak of Bernal Heights Park. Under \$700/sq ft. Views: Downtown



Built in 1914

## Essential Information

MLS® # 41085454

Price \$1,998,000

Bedrooms 5

Bathrooms 4.00

Full Baths	4
Square Footage	3,014
Acres	0.06
Year Built	1914
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional, Contemporary
Status	Closed
Listing Agent	Jonathan Kurniadi
Listing Office	Kurniadi Realty

## Community Information

Address	44 Cortland Ave
Subdivision	BERNAL HEIGHTS
City	San Francisco
County	San Francisco
Zip Code	94110

## Amenities

Parking Spaces	3
Parking	Garage, Off Street
# of Garages	3
Garages	Garage, Off Street
View	City Lights
Pool	None

## Exterior

Exterior	Stucco, Plaster, Wood Siding
Lot Description	Garden
Windows	Plantation Shutters
Roof	Shingle
Construction	Stucco, Plaster, Wood Siding
Foundation	Slab

## Interior

Interior	Carpet, Laminate, Wood, See Remarks
Interior Features	Workshop
Heating	Forced Air, See Remarks
Cooling	See Remarks

Fireplace	Yes
Fireplaces	Family Room, Living Room
Stories	Three Or More

## Additional Information

Date Listed	February 11th, 2025
Days on Market	27
Short Sale	N
RE / Bank Owned	N

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