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San Francisco Chronicle | 8.19.2007 | Section K REAL ESTATE

San Francisco Chronicle | 8.19.2007 | Section L OPEN HOMES



Robert Bruss
Mulligan

Make sure
liens are
paid off

Q. We are buying a house in another state. It is a for-sale-by-owner, and the sellers aren't too knowledgeable about the sales process. We received a document from the title company listing the recorded liens against the sellers. The list includes a lien from the state's Bureau of Child Support for more than \$12,000 and deferred property taxes of about \$2,000. None of these liens were previously disclosed to us. If the sellers are unable to pay these liens at or before the closing date, what are our options? We don't want to be homeless when we arrive in our new city if something goes wrong with the closing.

A. If the sellers will be receiving sufficient cash from the sale to pay of the child support and property tax liens, then they will be able to delin-

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MODEL HOME | The Potrero, San Francisco

HOMES ON THE HILL

The combined living and dining area in the one-bedroom unit includes the high ceilings and windows that make the development feel open and airy.



Condo development fits the neighborhood

By Judy Richter
SPECIAL TO THE CHRONICLE

Potrero Hill, one of San Francisco's oldest, coolest neighborhoods, gets its name from "potrero nuevo" (new pasture), the place where cattle and goats grazed after Don Francisco de Haro received a land grant in 1815.

Now there's a new Potrero on the hill. It's a 165-unit condominium

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MODEL HOME

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to \$620,000 with monthly homeowner dues of about \$440.

Like most floor plans at the Potrero, it keeps hallways to a minimum, thus increasing usable space and adding to the sense of openness.

The front door opens into a small foyer with the kitchen on one side, and a short hall with a coat closet and the laundry closet with stacked washer and dryer included in some units on the other.

The U-shaped kitchen sports a pantry, stainless steel CEI-trimmed appliances (including the refrigerator in some units), black granite counters and quiet-closing cabinets. It overlooks the combined dining and living room.

Traced from the living room, the bedroom has both a walk-in closet and a closet with sliding doors conveniently on the way to the bathroom. The bathroom is basic with a single sink, toilet and tub with shower. The countertop is polished marble, the flooring ceramic tile.

Another convenient design feature is that the bedroom also can



Interior view of a bathroom

be accessed from a door by the coat and laundry closets. That means that guests don't have to go

through the bedroom to reach the bathroom, and it's a shorter walk for the cook, too.

In addition to the courtyard and underground parking, Potrero's amenities include a fitness

center and Pilates studio. Some units will have views of the downtown skyline and the nearby bay.

Although not an ahi-ahi in some San Francisco neighborhoods, this part of Potrero Hill has a hip feeling, especially in the main commercial area with its shops and restaurants along 18th Street between Connecticut and Texas streets. The 80-seat Thick House, home of the professional Thack Description Theatre Company, also is on 18th.

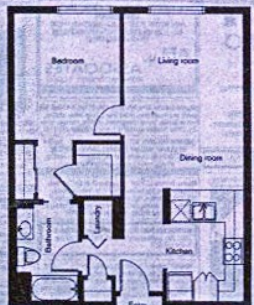
Safeway anchors a major shopping area along 16th Street between Bryant and Potrero streets.

There's easy access to Interstate 280 and Highway 101. Caltrans has a station at 12nd Street between Interstate 280 and Main but bus lines serve the neighborhood.

Write Judy Richter at jrictor@earthlink.net

MODEL HOME

The Potrero
City: San Francisco
Developer: Lambert Development LLC
Architect: HKS Inc.
Model: B2
Price: \$627,890-\$820,890
Square footage: 650-700
Price per square foot: \$950-\$1,210
Bedrooms: 1
Bathrooms: 1
Parking: 1 underground
Note:
Monthly homeowner dues: About \$440
Sales office hours: 11 a.m. to 5 p.m.
Address: 455 Kansas St., sales center at 444 De Haro St., Suite 302, enter on third block
Phone: (415) 621-9000
Web: www.potrero.com



Potrero Hill boasts new condo project

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project filling the block bounded by Kansas, 17th, Rhode Island and Mariposa streets.

Moreover, people might be tempted to do some grazing of their own when Whole Foods opens its 46,000-square-foot market on the ground floor at 410 Rhode Island St. at 17th.

The firm residents are expected to move in sometime this summer. Whole Foods is expected to open the month.

Built on the site of an SAC Ford repair shop, the Potrero comprises two buildings, labeled North and South, each with its own courtyard and separated by yet another courtyard, called the Slows.

Residents will include studios, one- and two-bedrooms, two- and three-bedrooms town homes.

The North building will open first, offering studios, one-bedrooms, one-bedrooms plus den and two-bedroom units with prices from the low \$400,000 to the \$1 million range.

Monthly homeowner dues will average \$335 for the studio units and go up to \$480 to \$505 for two-bedroom flats and the low to high \$500s for town homes.

Each unit will have an underground parking space. Whole Foods will have its own 100-car underground garage.

In keeping with Potrero Hill's reputation as one of San Francisco's nicest neighborhoods, units at the Potrero feel open and airy, thanks to numerous large windows and high ceilings.

Among these units is the 660-square-foot, one-bedroom, one-bath Plan B2. Depending on location and size, it costs \$67,300

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