

Location, Location, Location!



1345 Topaz Avenue



Nestled at the top of Topaz Hill at the end of a quiet cul-de-sac sits a 2400 square foot level entry walk out basement home with views over the city and ocean. Boasting an open concept kitchen, living, dining with vaulted ceilings, leading to a large sunroom with skylights, and deck enjoying the southern exposure and views. 3 bedrooms, 1.5 baths up, bright 1-bedroom suite down with potential for 2nd bedroom, + walkout patio and separate entrance. This home has been well cared for and maintained over the years, and awaits its new owners.

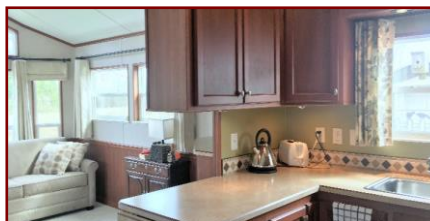
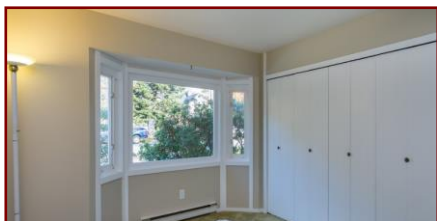


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Property Details



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Year Built (est):
1977

Lot Acres: 0.15

Bedrooms: 4

Bathrooms: 3

Fin SqFt: 2,142

Unfin SqFt: 274

Bsmt: Finished

Bsmt Height: 8 ft

Water: City

Waste: Sewer

Foundation:
Concrete Poured

Roof: Fiberglass

Ext Fin: Stucco,
Wood

Fuel: Electric

Heat: Baseboard

Lot Features:

- City View
- Mountain View
- Water View
- Workshop
- No Step Entrance
- Deck

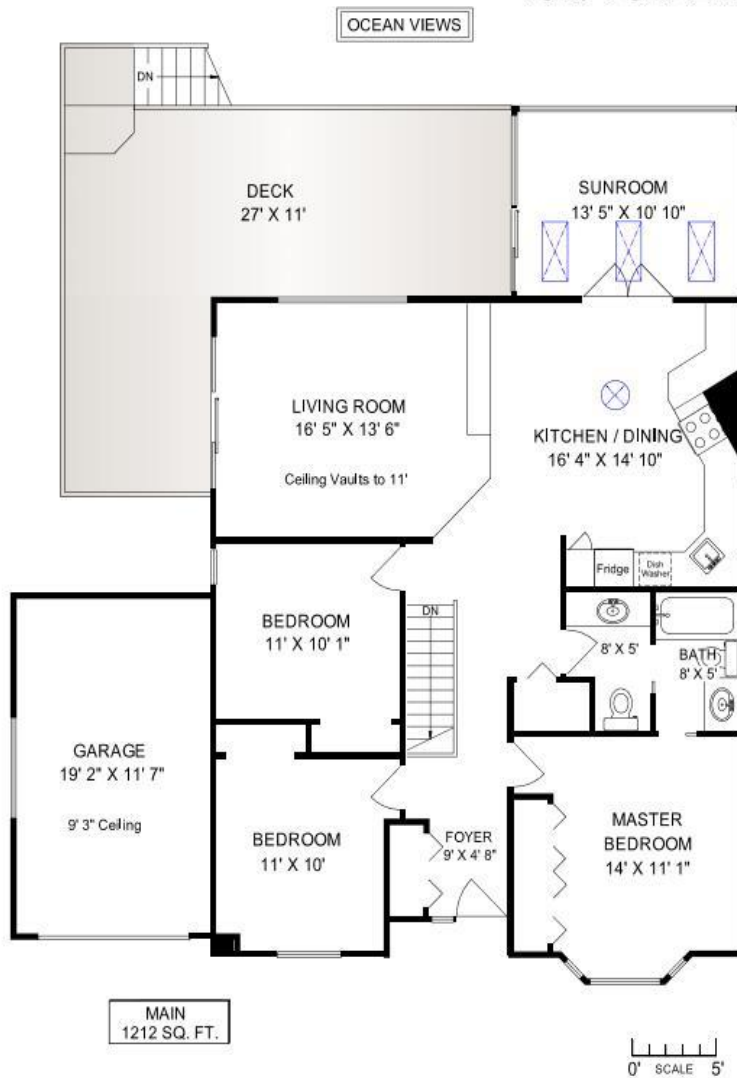


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Floor Plans

1345 TOPAZ AVENUE



	FINISH SQ. FT.	UNFINISH SQ. FT.	TOTAL SQ. FT.
MAIN	1212		1212
LOWER	930	274	1204
TOTAL	2142	274	2416
GARAGE	240		240
DECK	400		400
PATIO	200		200

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Aerial

