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**Listing #21104119**      **105 Bulkley Ave, Sausalito, CA 94965 \***    **Sold** (05/24/11)    **DOM/CDOM: 93/93**  
**\$1,995,000 (LP)**      **Beds: 2\***      **Baths: 3 (2 1) (FH)\***      **Sq Ft: 2153\***      **Lot Sz: 0.049ac\***  
**\$1,700,000 (SP)**  
**Price/SqFt: 789.60**      **Area: A2400**      **Yr: 1888**  
**SP % OP: 85.21**

**Remarks**


Top floor penthouse in Laneside luxury condos w/unsurpassed views of San Francisco skyline, Angel Island, Belvedere and Bay. Completely remodeled interior w/exquisite use of quality materials & finishes. Original Victorian built in 1800's & renovated in '85 into separate condos. Unit has turned original turret into world class living room & master suite w/180 degree views of SF Bay. Ideal as Pied

[Pictures \(10\)](#)




<b>Property Type</b>	Residential	<b>Property Subtype(s)</b>	Condo/Coop
<b>Status</b>	<b>Sold</b> (05/24/11)		
<b>Sale Conditions</b>	None		
<b>Attach/Detach Home</b>	Attached		
<b>Area</b>	Sausalito		
<b>County</b>	Marin	<b>APN</b>	065-440-07
<b>Beds</b>	2*	<b>Baths (FH)</b>	3 (2 1)*
<b>Stories/Levels</b>	2 Story		
<b>Approx Square Feet</b>	2153*	<b>Sq Ft Source</b> Tax Records	<b>Price / SqFt</b> 789.60
<b>Lot Sq Ft (approx)</b>	2134*	<b>Lot Acres (approx)</b>	0.049
<b>Year Built</b>	1888		
<b>Year Built Source</b>	Tax Records		
<b>New Construct/Resale</b>	Resale		
<b>Sale/Lease-Rent</b>	Sale		
<b>Map Book</b>	Marin Thomas Guide	<b>Map Coordinates</b>	627, B3
<b>Construct/Condition</b>	Completed		
<b>Fireplace</b>	Yes		
<b>Pool</b>	No		
<b>Cross Street</b>	Princess St.		
<b>Directions to Property</b>	Bridgeway to Princess to right on Bulkley.		
<b>Conf/Show Instr</b>	Vacant lockbox. Call LA for Gate Code the go straight ahead up steps to elevator, go to 3rd floor exit and go right and left and then up stairs to top. Lockbox on front door.		
<b>Confidential Showing Instr.</b>			
<b>Lockbox Location</b>	Lockbox See Conf Rmk		
<b>Showing</b>	Go Directly, Lockbox		

**Occupancy** Owner  
**Occupant Name** Vacant  
**Occupant Phone** 999-999-9999

**Agent** Randy Redding  (ID: A010925) Primary:415-331-9000 x216 Secondary:415-531-2554 Lic: 00905417  
**Office** Decker Bullock Sothebys International Realty (ID:7ADBR4) Phone: 415-331-9000, FAX: 415-331-9001  
**Listing Date** 02/07/11 **Entry Date** 02/15/11  
**Original Price** 1,995,000 **Expiration Date** 07/07/11  
**On Market Date** 02/15/11  
**Pass to Internet** Yes

#### Listing Information

**Address on Internet** Full

**Photo Instructions**  
**Listing Type** Exclusive Right **Photos Provided By** Agent  
**Commission** **Comp to S.O.** **Dual Var Comm**  
 2.5 No  
**Probate Sale** No

#### Selling Information

**Selling Price** 1,700,000 **Selling Date** 05/24/11  
**Listing Price** 1,995,000 **Pending Date** 05/19/11  
**SP % OP** 85.21 **Original Price** 1,995,000  
**Financing** Cash (No Loan) **DOM/CDOM** 93/93  
**Comments** **Listing Date** 02/07/11  
**Selling Agent** Nadine Greenwood (A317653) **Selling Office** Decker Bullock Sothebys International Realty (7ADBR4)  
**Selling Co-Agent** **Selling Co-Office**  
**Sales Concessions** Yes  
**Concess.Total Amt** \$50000.00  
**Concess.Description** fully furnished

#### 2nd Unit Information

**2nd Unit on Lot** No  
**2nd Unit Rents for** \$0.00

#### Subdivision

#### Rental/Financial Information

**Furnished** Full  
**City Transfer Tax** No  
**Common Int Dev** Yes  
**Planned Unit Develop** Unknown  
**HOA** Yes  
**HOA Amount** \$1024.00  
**HOA Paid** Monthly  
**HOA Name** Noble Management  
**TIC** No  
**HOA Phone** 999-999-9999

#### Schools

**School District** Tamalpais Un

#### Features

**Bath Type** Shower and Tub, Stall Shower  
**Construction Type** Wood Frame  
**Dining Room** Dining Area  
**Exterior** Wood Siding  
**Fee Includes** Garbage, Grounds Maint, Insurance, Management, Water  
**Fireplace(s)** 2 Fireplaces, Living Room, Master Bedroom  
**Floors** Wood  
**Gar/Prk** 2 Car  
**Heat/Cool** Central Heat  
**Kitchen** Breakfast Area, Dishwasher Incl., Granite Counter  
**Laundry/Appliance** Hookups only  
**Living Room** Cathedral Ceiling, Deck Attached

<b>Location of Unit</b>	Penthouse(s)
<b>Lot Description</b>	Upslope
<b>Other Rooms</b>	Den/Study
<b>Other Structures</b>	Stable, Storage Facility, None
<b>Possession</b>	Close Escrow
<b>#Garage Spaces</b>	2
<b>#Carport Spaces</b>	0
<b>Pub Transportation</b>	1 Block
<b>Restrictions</b>	Pets-Other
<b>Safety/Security</b>	Security Gate
<b>Sewer/Septic</b>	Sewer Public
<b>Style</b>	Victorian
<b>Utilities</b>	PG&E
<b>View(s)</b>	Bay, Bridges, City, Panoramic, Water
<b>Water Source</b>	Water Private

#### Privileged Information

<b>Photos Provided By</b>	Agent
<b>Pass to Internet</b>	Yes
<b>Approved</b>	Yes
<b>Longitude / Latitude</b>	-122.481056 / 37.855209
<b>Agent Hit Counter</b>	355
<b>Public/Client Hit Counter</b>	41

\* Denotes information autofilled from tax records.

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 U.S. Patent 6,910,045  
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