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## WE ARE BERNAL HEIGHTS' PREMIER REAL ESTATE TEAM

We have a track record of delivering superior results and creating happy clients.  
Here are the top five reasons we are different than every other Realtor who wants your business.

### Over 100 Bernal Homes Sold

Over the past 10 years, we have helped over 100 families buy or sell in our favorite neighborhood.

### Over 200 5-Star Yelp Reviews

Danielle and Michael have a reputation of attention to detail, excellent service and powerful results.  
But don't take our word for it - check out Yelp.com for yourself! Top 1% in SF Property Sales.

### We have the buyers you want

We regularly interact with dozens of buyers looking to own in Bernal Heights. Whether via email, in person, or on social media, we know how, when and where to find the right buyers for your home.

### We know Bernal

We live, work, and play in Bernal Heights. We know and love our neighborhood, are active leaders and participants in our community, and take great pleasure in introducing our clients to our quirky little piece of SF.

**BernalHeights.com**

**kw** SAN FRANCISCO  
KELLERWILLIAMS REALTY

*We know Bernal*  
Michael Minson & Danielle Lazier  
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COMPASS

1543-1545  
**Treat Avenue**  
Bernal Heights

**Bernal Duplex with Bonus Studio Unit**



Proudly presented by Michael Minson and Danielle Lazier

- Units: 2 Plus Bonus Studio
- Top Unit (1545): 2BR+Den, 1.5BA, 1 Car
- Middle Unit (1543): 2BR, 1.5BA, 1 Car
- Studio (1543A): Studio, 1BA
- Total Sq Ft (per floor plan): 2,520
- Walk Score: 88
- Transit Score: 82

[DuplexOnTreat.com](http://DuplexOnTreat.com)







# 1543-1545 Treat Avenue Bernal Heights

## Bernal Duplex with Bonus Studio Unit

Built in 1900, 1543 - 1545 Treat Avenue is a two-unit building with two-car parking, a large back yard, and a bonus garden studio situated one half block from Bernal Heights' charming Precita Park. Along with spectacular downtown and Potrero Hill views, these updated, light-filled units offer endless opportunities for rental income or partnerships.

1543 - 1545 Treat Avenue's main floor unit is comprised of two well-lit bedrooms with big closets. The updated bathroom has a shower over tub, while the convenient half bath has a window with a view of the back garden. Freshly updated with new paint and hardwood floors in the living spaces, this home gleams with light.

The open plan living and dining rooms, with windows on three sides, a wood burning fireplace, and an ample deck overlooking the lush garden and expansive views, is a magnet for natural light. The updated kitchen is perfect for entertaining.

The upstairs unit, which shares a slightly larger footprint to its sister unit, features a skylight over the stairs, along with a bonus den, and a skylight in the bathroom. The two units share a spacious and welcoming porch accessible from a gated front entrance, offering both seclusion and security, that leads to the bonus studio just off the garden.

The charming garden studio, perfect as a rental, guest suite, or home office, has a transom window over the doors, windows on three sides, a sleeping loft, and a walk-in closet, along with a kitchen overlooking the open main living space.

The landscaped back yard is filled with mature plantings and large trees surrounded by neighboring gardens, making it a peaceful retreat that can be enjoyed year round. The two-car parking garage has an extra storage room and a washer and dryer.

This versatile home, with all of its fresh updates and income potential, is located in Bernal Heights' desirable North Slope, just moments away from Precita Park. Take your dog out, meet neighbors, shop for organic groceries, hang out at Precita Park Café, or go gourmet at the Hillside Supper Club. Want more? The commute to downtown or the Silicon Valley is a breeze, making this home perfect for your urban lifestyle.

Are you looking for a desirable and convenient San Francisco location, income or partnership potential, and fantastic views?

Check out 1543 - 1545 Treat Avenue. We may just have found your dream home!

### Important Details

- Two-unit building with bonus studio.
- Delivered vacant at close.
- Charming front porch and two decks.
- Two-car garage with ample storage.
- Views of downtown SF and Potrero Hill.
- Large and lush garden.
- Lots of closet space and extra storage.
- New paint, new carpeting, and newly refinished hardwood flooring.
- Freshly updated bathrooms.
- Freshly updated kitchens.
- Deep lot built on solid Bernal Heights bedrock
- Located on one of North Bernal's best streets just one-half block from Precita Park cafés and organic corner stores.



### Neighborhood

Dog owners and nature enthusiasts love Bernal Heights and Precita Park, while commuters are grateful for easy access to the Silicon Valley and East Bay commuter corridors via Highways 80, 280 and 101 and the 24th Street BART station.

