

# Lovely Downtown Victorian Duplex!

24 Hour Free Recorded Information 1-888-707-2617 x24

[www.TriumphPS.com/Julian.htm](http://www.TriumphPS.com/Julian.htm)



## 724 E. Julian Street, San Jose

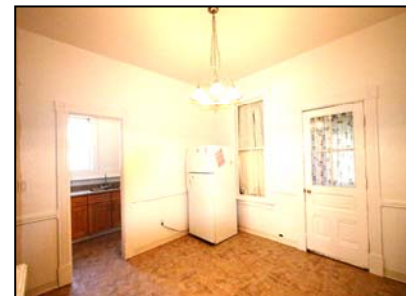
Super up and down duplex in great downtown location. Second floor unit is like an artist's loft. Soaring ceilings, great light, fantastic open living area. Downstairs unit features high ceilings, spacious closets and bath with ball-foot tub and shower. Many upgrades with room to personalize these homes. Please do not disturb the long-term tenants. Small lot means great low maintenance property for living or investment. EZ to rent!

### 724 (downstairs):

- ◆ ~996 square feet
- ◆ 2 bedrooms/1 bath
- ◆ High ceilings
- ◆ Bath features ball-foot tub w/shower, pedestal sink & tile floor
- ◆ Large dining room w/ new flooring
- ◆ Newer maple kitchen cabinets & new flooring
- ◆ Original built-ins in living room
- ◆ Gas stove & fridge included
- ◆ Laundry room

### 724 1/2 (upstairs):

- ◆ ~817 square feet
- ◆ 2 bedrooms/1 bath
- ◆ Newer kitchen cabinets
- ◆ Electric stove and fridge included
- ◆ Newer laminate flooring/ carpet
- ◆ Newer paint in & out
- ◆ Dual pane windows
- ◆ Bathroom features oversized shower, newer vanity, flooring and wainscoting



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