

Mobile/Floating Home Client Detail Report

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17 S 40 Dock, Sausalito, CA 94965-1360

N Active



\$850,000



[Additional Pictures](#)

[Virtual Media](#)

MLS #	322014222	List Price:	\$850,000
Beds:	1	Original Price:	\$900,000
Baths T(F/P):	1(1/0)	Sold Price:	
Approximate SqFt:		Price per SqFt:	
SqFt Source:	Against Co. Policy	List Date:	02/20/22
Lot Size:	0.0133	DOM/CDOM:	7/7
Year Built:	1942	On-Market:	02/21/22
Possession:	Close Of Escrow	Closed:	
Area:	Sausalito	Contingent:	
APN:	901-010-17	Pending:	
Subtype / Description:	Floating Home	Space Rent:	\$1120
Park Manager:		Manager Phone:	

Park/Marina:	Waldo Point Harbor	Length:	0	Width:	0
Make:	000	Model:	000		
Berth Description:	Deep Water,Outside	Berth Length:	36	Berth Width:	12
Floation:	Concrete	Park/Marina Phone:			

Public Remarks: original 1945 Landing Craft lovingly restored by a master craftsman in 2015. Transferred to a new concrete barge also in 2015. Each piece of wood is salvaged redwood sustainably sourced. Cabinets and bed were handmade with pride and quality of design. Copper counter tops and copper flashing. A very unique and beautiful Pied et terre. Outstanding views of the deep water, San Francisco, Bay Bridge and yacht harbors. Kayak right off of your Dock into the beautiful sunrise or Sip cocktails on your very private deck. This is truly one of a kind floating home in very good condition. The loft bed with the cupola skylight is magical at night when you gaze at the stars. The free standing fireplace warms the home completely. Soak in the tub with bubbles and champagne as you watch boats go by. The most romantic home afloat right now.

Association Information:

Association Cost:	\$0	Restrictions:	Exterior Alterations
Includes:		Features:	

Property Features:

County:	Marin	Senior:	No	Stories:	
Total Parking Spaces:	2	Carport Space(s):	0	Garage Space(s):	0
Parking Features:	Guest Parking Available,Off Street,Unassigned	Open Parking Spaces:	2		
Accessability:		Appliances:	Gas Cook Top,Gas Water Heater		
Bathroom Feats:	Tub	Body Type:			
Constr. Materials:	Wood	Cooling:	None		
Dining Rm (L x W):		Dist. to Pub-Trans:	1 Block		
Electric:		Energy Efficient:			
Expanded Size:		Exterior Features:			
Family Rm (L x W):		Family Rm Features:			
Fireplace(s):	1 Free Standing,Gas Starter	Flooring:	Wood		
Floation:	Concrete	Foundation:			
Frontage Type:	Waterfront	Furnished:	Unfurnished		
Green Bldg Ver.:		Green Verification Body:			
Green Ver. Rating:		Green Verification Year:	0		
HCD Reg. Fee:	0.00	Heating:	Natural Gas		
Home Warranty:		Interior Features:	Cathedral Ceiling,Skylight(s)		
Kitchen (L x W):		Kitchen Features:	Breakfast Area,Metal/Steel Counter		
Land Lease:	No	Laundry Features:	Washer/Dryer Stacked Included		
License Fee:	0	Living Room (L x W):			
Living Rm Feats:	Cathedral/Vaulted,Skylight(s)	Lot Features:			
Lower Level:		Main Level:			
Make:	000	Manufacturer:	000		
Master Bed (L x W):		Model:	000		
Other Equipment:		Other Structures:			
Park Manager:		Park Phone:			
Park Approval Req:		Park/Marina Address:			
Park/Marina:	Waldo Point Harbor	Park/Marina Phone:			
Patio/Porch Feats:		Pets Allowed:	Cats OK,Dogs OK		
Prop. Condition:	Updated/Remodeled	Property Faces:			
Prop. Mgmt Co. :		Proper Mgmt Phone:			
Rent Includes:	Sewer,Trash Collections,Water,Other	Restrictions:	Exterior Alterations		
Road Responsibility:		Road Surface Type:			
Roof:	Elastomeric	Room Type:	Kitchen,Storage,See Remarks		
Security Features:	Carbon Mon Detector,Smoke Detector	Sewer:	Public Sewer		
Skirt:	None	Special Listing Conditions:	None		

Presented by: Torben Yjord-Jackson CA DRE License #02050831, 415-259-8088
eXp Realty of California, Inc CA DRE License #01878277, 888-832-7179

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Special Zones:
Tax Status Current:

Unit 1 Decal: 0000

Unit 1 License:

Unit 1 Serial:

Unit 2 Insignia:

Unit 2 License Expires:

Unit 3 Decal:

Unit 3 License:

Unit 3 Serial:

Utilities: Cable Available, Gas Plumbed, Individual Gas Meter, Natural Gas Connected

Water Source: Public

Year Built: 1942

Subdivision:

Topography: Coast

Unit 1 Insignia:

Unit 1 License Expires:

Unit 2 Decal:

Unit 2 License:

Unit 2 Serial:

Unit 3 Insignia:

Unit 3 License Expires:

Unit/Block/Lot:

View Description: Bay, Bay Bridge, Hills, Marina, Water

Window Features:

Zoning:



[Additional Pictures](#)

[Virtual Media](#)

MLS #	321093026	List Price:	\$1,195,000
Beds:	2	Original Price:	\$1,250,000
Baths T(F/P):	2(2/0)	Sold Price:	
Approximate SqFt:	950 SqFt	Price per SqFt:	\$1,257.89
SqFt Source:	Not Verified	List Date:	09/20/21
Lot Size:	1.5000	DOM/CDOM:	162/162
Year Built:		On-Market:	09/20/21
Possession:	Close Of Escrow	Closed:	
Area:	Sausalito	Contingent:	
APN:	063-100-04	Pending:	
Subtype / Description:	Floating Home	Space Rent:	\$1360
Park Manager:		Manager Phone:	

Park/Marina:	Blue Water	Length:	0	Width:	0
Make:	0000	Model:	0000	Berth Width:	19
Berth Description:	Deep Water,Outside	Berth Length:	50	Park/Marina Phone:	
Floation:	Concrete				

Public Remarks: Modern waterfront retreat with world class views in all directions. Located at upscale Blue Water Yacht Harbor. 2 levels of glass windows facing the bay, Mt. Tam and the deep water. Watch the constant activity on the bay from your kitchen or living room oversized windows or take a steam shower in your newly remodeled, cedar wood paneled bathroom. Sit by the wood burning fireplace and sip a glass of bubbly. Unique location, so close to downtown Sausalito, a 5 minute walk to the beach, 2 minute walk to the fashionable Le Garage restaurant. Gated community with locked parking. Gaze at the surrounding yachts, engage in community events or paddle to Waldo lagoon concerts in just a few minutes. Hang out on your sprawling roof deck with panoramic views of Tam and the bay. Both bathrooms are spectacular and in the master bedroom you feel as though you are sleeping in the water. Unique, beautiful black walnut counter in kitchen. This home is in pristine condition just waiting for you...

Association Information:

Association Cost:	\$0	Restrictions:	Rental(s)
Includes:		Features:	

Property Features:

County:	Marin	Senior:	No	Stories:	
Total Parking Spaces:	2	Carport Space(s):	0	Garage Space(s):	0
Parking Features:	Guest Parking Available, Off Street, Unassigned	Open Parking Spaces:	0		
Accessibility:		Appliances:	Dishwasher, Electric Water Heater, Free Standing Electric Oven, Free Standing Electric Range, Free Standing Refrigerator, Hood Over Range, Microwave		
Bathroom Feats:	Jetted Tub, Shower Stall(s), Tile	Body Type:	Two Story		
Constr. Materials:		Cooling:	None		
Dining Rm (L x W):		Dist. to Pub-Trans:	2 Blocks		
Electric:		Energy Efficient:			
Expanded Size:		Exterior Features:	Entry Gate, Patio Awning		
Family Rm (L x W):		Family Rm Features:			
Fireplace(s):	1 Living Room, Wood Burning	Flooring:	Wood		
Floation:	Concrete	Foundation:			
Frontage Type:	Waterfront	Furnished:	Unfurnished		
Green Bldg Ver.:		Green Verification Body:			
Green Ver. Rating:		Green Verification Year:	0		
HCD Reg. Fee:	0.00	Heating:	Baseboard, Electric, Fireplace(s)		
Home Warranty:		Interior Features:	Skylight(s)		
Kitchen (L x W):		Kitchen Features:	Breakfast Area, Pantry Closet, Wood Counter		
Land Lease:	No	Laundry Features:	Electric, In Kitchen, Inside Area, Washer/Dryer Stacked Included		
License Fee:	0	Living Room (L x W):			
Living Rm Feats:	Deck Attached, Skylight(s)	Lot Features:			
Lower Level:		Main Level:			
Make:	0000	Manufacturer:	0000		
Master Bed (L x W):		Model:	0000		
Other Equipment:		Other Structures:			
Park Manager:		Park Phone:			
Park Approval Req:		Park/Marina Address:			
Park/Marina:	Blue Water	Park/Marina Phone:			
Patio/Porch Feats:	Covered Patio, Uncovered Deck	Pets Allowed:	Yes		
Prop. Condition:	Updated/Remodeled	Property Faces:			
Prop. Mgmt Co. :		Propert Mgmt Phone:			
Rent Includes:	Park Maintenance, Sewer, Water	Restrictions:	Rental(s)		
Road Responsibility:		Road Surface Type:			
Roof:	Elastomeric	Room Type:	Kitchen, Master Bedroom, Office, Storage		

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Security Features: Carbon Mon Detector, Double Strapped Water Heater, Fire Extinguisher, Security Gate, Smoke Detector

Skirt: None

Special Zones:

Tax Status Current:

Unit 1 Decal: 0000

Unit 1 License:

Unit 1 Serial:

Unit 2 Insignia:

Unit 2 License Expires:

Unit 3 Decal:

Unit 3 License:

Unit 3 Serial:

Utilities: Electric

Water Source: Public

Year Built:

Sewer: Public Sewer

Special Listing Conditions: None

Subdivision:

Topography: Coast

Unit 1 Insignia:

Unit 1 License Expires:

Unit 2 Decal:

Unit 2 License:

Unit 2 Serial:

Unit 3 Insignia:

Unit 3 License Expires:

Unit/Block/Lot:

View Description: Bay, Hills, Marina, Mt Tamalpais, Water

Window Features:

Zoning:



[Additional Pictures](#)

[Virtual Media](#)

MLS #	322015257	List Price:	\$1,350,000
Beds:	2	Original Price:	\$1,350,000
Baths T(F/P):	2(1/1)	Sold Price:	
Approximate SqFt:	1400 SqFt	Price per SqFt:	\$964.29
SqFt Source:	Appraiser	List Date:	02/22/22
Lot Size:	0.0134	DOM/CDOM:	5/5
Year Built:	1995	On-Market:	02/23/22
Possession:	Close Of Escrow	Closed:	
Area:	Sausalito	Contingent:	
APN:	901-080-11	Pending:	
Subtype / Description:	Floating Home	Space Rent:	\$1243
Park Manager:		Manager Phone:	

Park/Marina:	Kappas Marina	Length:	0	Width:	0
Make:	0000	Model:	0000	Berth Width:	20
Berth Description:	Outside	Berth Length:	40	Park/Marina Phone:	
Floation:	Concrete				

Public Remarks: Luxury and style permeate this recently remodeled floating home. Wide-open floor plan with white oak floors throughout. Three decks including a sky deck with panoramic bay views. 2 large bedrooms with a roomy, elegant sun-drenched primary bath. Clever bonus room in the concrete barge. Currently used as an office. Could be a great wine cellar. New kitchen appliances and a new furnace. Live the floating home lifestyle. Kayak to summer concerts or take a bike ride on the adjacent bike path. Just appraised at \$1,439,000.

Association Information:

Association Cost:	\$0	Restrictions:	None
Includes:		Features:	

Property Features:

County:	Marin	Senior:	No	Stories:	
Total Parking Spaces:	2	Carport Space(s):	0	Garage Space(s):	0
Parking Features:	Unassigned	Open Parking Spaces:	2		
Accesibility:		Appliances:	Built-In Refrigerator,Dishwasher,Free Standing Electric Oven,Free Standing Electric Range,Gas Water Heater		
Bathroom Feats:	Shower Stall(s),Skylight/Solar Tube,Tub	Body Type:	Two Story		
Constr. Materials:	Fiberglass Siding,Wall Insulation	Cooling:	None		
Dining Rm (L x W):		Dist. to Pub-Trans:	1 Block		
Electric:		Energy Efficient:			
Expanded Size:		Exterior Features:			
Family Rm (L x W):		Family Rm Features:			
Fireplace(s):	1 Living Room	Flooring:	Wood		
Floation:	Concrete	Foundation:			
Frontage Type:	Waterfront	Furnished:	Unfurnished		
Green Bldg Ver.:		Green Verification Body:			
Green Ver. Rating:		Green Verification Year:	0		
HCD Reg. Fee:	0.00	Heating:	Central		
Home Warranty:		Interior Features:	Cathedral Ceiling,Skylight(s)		
Kitchen (L x W):		Kitchen Features:	Breakfast Area,Wood Counter		
Land Lease:	No	Laundry Features:	Dryer Included,Washer Included		
License Fee:	0	Living Room (L x W):			
Living Rm Feats:	Deck Attached	Lot Features:			
Lower Level:		Main Level:			
Make:	0000	Manufacturer:	0000		
Master Bed (L x W):		Model:	0000		
Other Equipment:		Other Structures:			
Park Manager:		Park Phone:			
Park Approval Req:		Park/Marina Address:			
Park/Marina:	Kappas Marina	Park/Marina Phone:			
Patio/Porch Feats:	Covered Patio,Uncovered Patio	Pets Allowed:	Cats OK,Service Animals OK		
Prop. Condition:	Updated/Remodeled	Property Faces:	Northwest		
Prop. Mgmt Co. :		Proper Mgmt Phone:			
Rent Includes:	Sewer,Trash Collections,Other	Restrictions:	None		
Road Responsibility:		Road Surface Type:			
Roof:	Elastomeric	Room Type:	Baths Other,Bonus Room,Guest Quarters,Kitchen,Living Room,Master Bedroom,Storage,Wine Cellar		
Security Features:	Carbon Mon Detector,Double Strapped Water Heater,Fire Extinguisher	Sewer:	Public Sewer		

Skirt: None

Special Zones:

Tax Status Current:

Unit 1 Decal: 0000

Unit 1 License:

Unit 1 Serial:

Unit 2 Insignia:

Unit 2 License Expires:

Unit 3 Decal:

Unit 3 License:

Unit 3 Serial:

Utilities: Cable Available,Electric,Individual Gas Meter,Internet Available,Natural Gas Connected,Public

Water Source: Public

Year Built: 1995

Special Listing Conditions: None

Subdivision:

Topography: Coast

Unit 1 Insignia:

Unit 1 License Expires:

Unit 2 Decal:

Unit 2 License:

Unit 2 Serial:

Unit 3 Insignia:

Unit 3 License Expires:

Unit/Block/Lot:

View Description: Bay,Marina,Mt Tamalpais,Panoramic,Water

Window Features:

Zoning:



[Additional Pictures](#)

MLS #	322008391	List Price:	\$1,400,000
Beds:	3	Original Price:	\$1,400,000
Baths T(F/P):	2(2/0)	Sold Price:	
Approximate SqFt:	1140 SqFt	Price per SqFt:	\$1,228.07
SqFt Source:	Assessor Auto-Fill	List Date:	02/03/22
Lot Size:	0.0134	DOM/CDOM:	25/25
Year Built:	1910	On-Market:	02/03/22
Possession:	Close Of Escrow	Closed:	
Area:	Sausalito	Contingent:	
APN:	901-040-22	Pending:	
Subtype / Description:	Floating Home	Space Rent:	\$1552
Park Manager:		Manager Phone:	

Park/Marina:	Waldo Point	Length:	0	Width:	0
Make:	unknown	Model:	unknown	Berth Length:	0
Berth Description:	Outside	Berth Width:	0	Park/Marina Phone:	
Floation:	Concrete				

Public Remarks: The queen of the Sausalito waterfront is a pirate. This former tugboat, built in 1910, has two bedrooms/2baths and is designed with old world charm and architecture details. Upon entering this floating home, you instantly feel it is an authentic piece of history. Many of the original features are still present from the round oak dining table finished with a carved pedis tool base to the original wood wainscoting which runs throughout the main living, dining and kitchen area. The living room opens to a charming view deck. The upper-level bedroom/bath also opens to a view deck and carries most of the original bath fixtures. The lower level, needing repair, has a bedroom, bath and hot tub which could benefit from TLC. The Sausalito floating home community is located 10 minutes from San Francisco and is within walking distance to markets, restaurants, bike paths and many water activities.

Association Information:

Association Cost:	\$0	Restrictions:	Parking
Includes:		Features:	

Property Features:

County:	Marin	Senior:	No	Stories:	
Total Parking Spaces:	2	Carport Space(s):	0	Garage Space(s):	0
Parking Features:	Detached, Off Street, Permit Required	Open Parking Spaces:	0		
Accessability:	Accessible Approach with Ramp	Appliances:	Built-In Electric Oven, Built-In Gas Range, Built-In Refrigerator, Dishwasher, Tankless Water Heater		
Bathroom Feats:	Tub w/Shower Over	Body Type:			
Constr. Materials:	Wood	Cooling:	None		
Dining Rm (L x W):		Dist. to Pub-Trans:	2 Blocks		
Electric:		Energy Efficient:			
Expanded Size:		Exterior Features:			
Family Rm (L x W):		Family Rm Features:			
Fireplace(s):	1 Gas Log	Flooring:	Wood		
Floation:	Concrete	Foundation:			
Frontage Type:	Waterfront	Furnished:			
Green Bldg Ver.:		Green Verification Body:			
Green Ver. Rating:		Green Verification Year:	0		
HCD Reg. Fee:	0.00	Heating:	Central		
Home Warranty:		Interior Features:			
Kitchen (L x W):		Kitchen Features:			
Land Lease:	No	Laundry Features:	Dryer Included, Washer Included		
License Fee:	0	Living Room (L x W):			
Living Rm Feats:	Deck Attached	Lot Features:			
Lower Level:		Main Level:			
Make:	unknown	Manufacturer:	unknown		
Master Bed (L x W):		Model:	unknown		
Other Equipment:		Other Structures:			
Park Manager:		Park Phone:			
Park Approval Req:		Park/Marina Address:			
Park/Marina:	Waldo Point	Park/Marina Phone:			
Patio/Porch Feats:		Pets Allowed:	Dogs OK, Yes		
Prop. Condition:	Fixer	Property Faces:			
Prop. Mgmt Co. :		Proper Mgmt Phone:			
Rent Includes:	Natural Gas, Sewer, Trash Collections, Water	Restrictions:	Parking		
Road Responsibility:		Road Surface Type:			
Roof:	Shingle	Room Type:			
Security Features:		Sewer:	Public Sewer		
Skirt:	Unknown	Special Listing Conditions:	Offer As Is		

Special Zones:
Tax Status Current:
Unit 1 Decal: 00000
Unit 1 License:
Unit 1 Serial:
Unit 2 Insignia:
Unit 2 License Expires:
Unit 3 Decal:
Unit 3 License:
Unit 3 Serial:
Utilities: Cable Available,Cable Connected,Electric
Water Source: Public
Year Built: 1910

Subdivision:
Topography:
Unit 1 Insignia:
Unit 1 License Expires:
Unit 2 Decal:
Unit 2 License:
Unit 2 Serial:
Unit 3 Insignia:
Unit 3 License Expires:
Unit/Block/Lot:
View Description: Bay,Mt Tamalpais
Window Features:
Zoning: