

# 317 N. GRANT STREET & 317A SAN MATEO

## VERSATILE DUPLEX LIVING CLOSE TO DOWNTOWN

In a tree-lined neighborhood with sidewalks, this duplex is less than one mile from downtown shops, restaurants, and cafés. Flexible possibilities make the property especially appealing – an investment with two rental units, an owner-occupied home with income from the second unit, or a comfortable arrangement for multi-generational living. The front unit lives much like a single-family home, introduced by a deep front yard and welcoming porch, while the rear unit offers its own separate access and direct connection to an attached 2-car garage. Additional off-street parking adds convenience, and the spacious rear yard provides generous room for outdoor enjoyment. Both units have received some fresh updates to create bright, move-in-ready interiors suited to a variety of lifestyle needs.

### AT A GLANCE

- North central duplex less than one mile from downtown
  - Front unit: 3 bedrooms and 2 baths
  - Rear unit: 2 bedrooms, office, and 1.5 baths
- 2-car garage plus additional off-street parking
- Spacious rear yard
- Lot size of approximately 6,450 square feet (per County Records)
- Tree-lined residential neighborhood with sidewalks





**317 N. GRANT STREET (front unit)**

- 3 bedrooms and 2 baths
- Expansive front yard and elevated porch
- New carpet and vinyl floors in most rooms
- Living room with fireplace plus separate dining room
- Kitchen with gas range, dishwasher, refrigerator, and glass-paned door to the driveway
- Bedroom and adjacent bath with tub and overhead shower
- Two bedrooms off the living room plus bath with tub and overhead shower
- Laundry area with washer and dryer

317 N. GRANT STREET



**317A N. GRANT STREET (rear unit)**

- 2 bedrooms, office, and 1.5 baths
- New carpet and vinyl floors
- Spacious living room
- Office with walk-in closet and half-bath just off the living room
- Eat-in kitchen with gas range and refrigerator
- 2 bedrooms and adjacent bath with tub and overhead shower
- Attached 2-car garage with laundry hookups

317A N. GRANT STREET

Floor plan is for illustrative purposes only. Room dimensions, living area are approximate.



Offered at \$1,350,000  
317NGrant.com



**CLOSE TO ...**

Caltrain.....	0.8 mile.....	4 min
Downtown San Mateo .....	0.9 mile.....	4 min
Downtown Burlingame .....	1.5 miles.....	5 min
Trader Joe's .....	2.1 miles.....	9 min
Whole Foods Market .....	3.2 miles.....	7 min
Mills-Peninsula Hospital.....	3.9 miles.....	1 min
San Francisco Int'l Airport.....	5.1 miles.....	9 min

(all times and distances are approximate; information provided by Google Maps)



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