



 Single Family
  3930 SQFT
  6 Beds
  2/1 Baths
  2 Car
  0.21 Acre

## PROPERTY DETAILS

Instant equity in the heart of the Berkeley neighborhood and blocks from Tennyson St, recent appraisal at \$960,000 is available upon request!! This recently restored 1925 Craftsman bungalow boasts character and charm while offering 6 bedrooms, refinished gleaming hardwood floors leading to the immaculately remodeled eat-in kitchen featuring new high end stainless steel appliances, gas cook-top, Carrara Italian marble counters, back-splash and a deep farmhouse sink. The main floor offers 9' ceiling heights, a private study with bonus sitting room, a cozy living room with a wood burning fireplace. The expansive garden level basement features three bedrooms and a full kitchen, perfect for a mother in law suite or guests. As well as the rare 8' ceilings in the basement with private access from the back. The owners went above and beyond to preserve the original allure of this home and even added new storm windows on most of the windows (Note: custom wood was used



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to appear original to the home). You'll appreciate the remodeled main floor bathroom, walk-in closet in the main floor guest bedroom and remodeled downstairs shower. With regard to safety they added egress windows in the bedrooms downstairs alongside installing external cameras and alarm system for added assurance. This home features a new solar system sufficient enough to cover over 100% of electrical usage annually and charge your electric car. Good news is the solar system is paid in full and transferable to the new buyers! Don't miss your RV parking, new garage door and opener as well as the roof and skylight on the garage have been updated. The homeowners have made numerous updates including the replacement of the heating radiator pump, painted the entire exterior of the house, added new gutters and installed a new evaporative cooler. You'll rest easy knowing there's a new sewer and water lines out to the street as well. All of this work has been accomplished as a pride of ownership over the past 6 years.



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