

1626 62ND STREET | BERKELEY

OFFERED AT **\$1,399,000**

**Victorian Jewel with charming lower level ADU and a 92 WalkScore tucked into one of Berkeley's most desired neighborhoods.**



1626-62ND.COM

Original details combine with modern updates, light-filled living and dining rooms featuring tall windows and elevated ceilings. Updated kitchen with designer backsplash and new stainless range and chef's appliances. Serene bedroom with doors leading out onto the deck and private rear grounds connecting to a spacious rear den that's perfect as a media room, art studio or office space. Additional lower level bonus area with doors to the rear gardens and immense attic space allowing for potential expansion. Situated on an oversized level lot with mature gardens, paths, grassy areas for play, and decks, it's ideal for garden parties, entertaining, and relaxation. Various updates include soundproofing, 3/4 foundation replacement, and seismic retrofitting. With a WalkScore.com rating of 92 (Walkers Paradise) and Bike Score of 99 (Bikers Paradise) it's just minutes from Ashby BART, F Bus line direct to UC Berkeley and SF.

**SCAN TO SEE THE DEETS**



**3** BEDS **2** BATHS

1,525 SF  
6,750 SF LOT  
BUILT IN 1910

**DAVID J. HIGGINS**  
FOUNDER & REALTOR  
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## HOME FEATURES

- Charming lower level ADU
- Light-filled living and dining rooms
- Victorian in highly desirable Berkeley neighborhood
- Den space perfect for media room, art studio or office
- Serene bedroom with doors to rear deck and private grounds
- Updated kitchen with stainless range and designer backsplash
- Oversized level lot with gardens, paths, decks and grass for play

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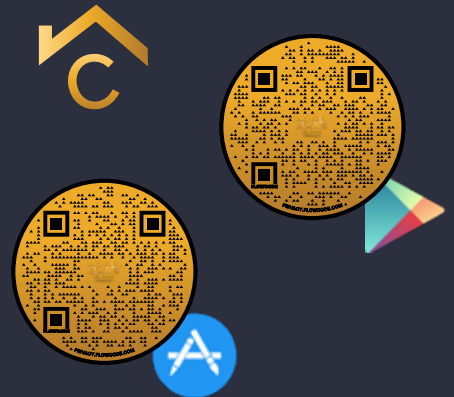
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