

1244 KAINS AVENUE | BERKELEY



Eco-friendly net-zero, new construction home in the heart of the sought-after Westbrae neighborhood.

OFFERED AT \$889,000



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Bespoke finishes and master craftsmanship are found in this open-concept layout. Exterior straight grain cedar walls, metal roof, cedar clad overhangs with inset lighting, Marvin windows and doors, living room skylights, designer kitchen offering floating shelves, stone counters, custom tile wall backsplash, and all-electric appliances with induction range cooktop. Three bedrooms, luxurious primary suite with shower and soaking tub. Hall bath offering a sleek, frameless glass shower, floating vanity, and modern designer tile. Electric mini-split HVAC system offering both heat and AC. Tranquil gardens include a private sunny patio and deck for relaxation. Detached storage area and off-street parking. As a bonus, the home will receive NEM 2.0 solar as part of the sale covering your power needs, plus a conduit for installing an EV charger if desired. This property is zoned as a TIC (tenants-in-common) so your house shares the lot with another home. Westbrae is a vibrant neighborhood with fabulous local amenities including Whole Foods, Kermit Lynch Wine Imports, Coffee Shops, Beer Gardens, Ashkenaz Music Venue, parks, and more. This TIC is part of the urban density revolution, doing its part to reduce urban sprawl while increasing the quality of our existing neighborhoods.

3 BEDS 2 BATHS

5,000 SF LOT
BUILT IN 2024



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HOME FEATURES

- 3 Bedrooms / 2 Bathrooms
- New Construction with Bespoke Finishes
- Net Zero Living with Nem-2 Solar included
- Private Sunny Patios and Deck for Relaxation
- Electric Heat Pump HVAC with Air Conditioning
- Marvin Windows and Doors, Cedar Clad Exterior
- Blocks from the Best of Berkeley's Westbrae Retail
- Just Minutes from Highway 80!

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*12 Top Questions You **Must** Ask Before
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"We chose the right team! Besides great service from start to finish, the marketing of our home was truly outstanding. We had a tight timeline to get our house ready for sale and Cush worked long hours to meet all the deadlines. I would happily recommend David Higgins and Cush Real Estate, whether you are selling or buying." ~ Catherine Hurley

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