3 S B E D S H L S S H

2,458 SF 5,000 SF LOT BUILT IN 1933



DAVID J. HIGGINS FOUNDER & REALTOR

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Exquisite Crocker Highlands 3+ bedroom Tudor featuring \$250k in luxuriant updates & stunning private rear gardens.

OFFERED AT \$1,689,000



Designed by French architect Albert Fabre & Ernest Hildebrand, this exquisite home blends timeless charm, bespoke details and modern splendor. Living room with cathedral-beamed ceilings, grand arched multi-pane windows, original artisan fireplace and automated shades. Elegant formal dining room with adjacent chef's eat-in kitchen features stainless appliances, Bosch double-oven, Waterworks lighting, stone counters, tile backsplash and cabinetry. Over \$130k in bathrooms updates supported by designer William Adams Design, including a ravishing primary suite bath with frameless glass shower, floating vanity and custom tile. Large upper level loft space ideal as den, office or au-pair with a freshly updated full bathroom and additional lower level den. Unparalleled, completely re-landscaped rear gardens with level out decks, turf for play, paths, patios, speakers and uplighting for days of fun and evening soirees. Further mentions include: attached garage, designer lighting, automated living room shades (The Shade Store) and A/C. Ideally located just blocks from the best of Lakeshore Avenue shops and restaurants, quick access to the Bay Bridge to San Francisco and the award-winning Crocker Highlands Elementary School.



## **HOME FEATURES**

- Chef's kitchen with Bosch appliances
- Expansive upper loft with updated full bath
- Tranquil park-like gardens, turf, decks & patios
- Designed by Albert Fabre and Ernest Hildebrand
- Cathedral-beamed living room with artisan fireplace
- Lower level den area with access onto the rear gardens
- Blocks from Lakeshore & Grand Avenue shops and dining
- Luxurious primary suite with (appro.) \$130k in bathroom updates
- Minutes from the award-winning Crocker Highlands Elementary School







## **Attention Buyers! Local Real Estate Rules Have Changed!**

Buyers will be required to have a signed Buyer Broker Agreement with a Realtor for private home showings and Realtor support writing offers.

## **SCAN NOW FOR FREE ACCESS**

12 Top Questions You Must Ask Before Hiring A Realtor as Your Buyer's Agent

"Cush was wonderful throughout our very challenging home-buying process. After an extensive search in the East Bay area, we set our hearts on a home that proved to be an endless hoop of hurdles to jump through, due to both the specifics of the home and to particular challenges of our financial portfolio. Throughout the experience, Cush remained incredibly responsive, helpful, and patient. We are now moved into our dream home, and we would highly recommend Cush to anyone looking for a positive home purchase experience."

~ Mark and Candace Rowe

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