



Refined Tudor Elegance in Coveted Crocker Highlands

OFFERED AT **\$2,189,000**



1109MANDANABLVD.COM

Renovated Tudor blending timeless architecture with modern luxury. With \$1.8 million in thoughtful updates, every detail has been considered to elevate daily living. The chef's kitchen is a masterclass in design, featuring a 6-burner Wolf range, Miele wall ovens, Sub-Zero refrigerator, waterfall quartz island, artisan tile backsplash, and custom cabinetry. A walk-in pantry keeps essentials organized, while the light-filled family room is framed by walls of glass and a floating gas fireplace. Opening to level-out gardens and patios the space is ideal for play and soirees. A main level full bath features modern accents with fixtures by Sonoma Forge and a walk-in shower blending custom tiles with metal cladding. Upstairs, the primary suite is a private haven with vaulted ceilings, bay views, luxurious walk-in closet and a spa-like bath with soaking tub. Two additional bedrooms, modern bath and a balcony overlooking the rear gardens complete the floor. The lower level features a spacious office/flex space, two secured vault rooms, utility room, laundry and a pet-friendly bath with a built-in dog wash station and direct access garage, pre-wired for EV charging & backup batteries, provides modern convenience. Other noteworthy features include: Custom metal work, hurricane-rated windows on the main level, dual-zone heating, AC, and a 10-panel solar system enhancing both efficiency and comfort. With a detached studio, and inviting outdoor spaces, this home offers refined designed and easy lifestyle. Moments from the award winning elementary, shops and restaurants of Lakeshore Avenue, and quick access to the Bay

4 BEDS **3 1/2** BATHS

4,051 SF
7,245 SF LOT
BUILT IN 1925



DAVID J. HIGGINS
FOUNDER & REALTOR
DRE# 01281543

HELLO@
CUSHREALSTATE.COM
510 398 1992

cush® | REAL ESTATE
BY DESIGN®



4 BR/3.5 BATH HOME FEATURES

- Renovations Totaling \$1,800,000
- Dual Zone Heating w/ AC on Upper Levels
- Sub Zero, Wolf and Miele Kitchen Appliances
- Ideal Floor Plan with Lower Level Office Space
- Sun Drenched Rear Grounds Ideal for Gardening
- Hall Bathroom with Sonoma Forge Bath Fixtures
- Primary Suite with Water Views & Walk-in Closet
- Large Garage Wired for EV Charger and Batteries
- Stunning Chef’s Kitchen with Adjacent Family Room
- Detached Studio Flex Space with Independent Power

1109MANDANABLVD.COM



Considering Buying? Here’s What You Need to Know.

New real estate rules require buyers to have a signed Buyer-Broker Agreement for private home showings and Realtor representation when writing offers.

Scan the QR code for 12 key insights on hiring the right Realtor—and how Cush Real Estate ensures your next move is a success.



“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

Receive a complimentary in-home design consultation with Cush Design Services when you buy your home with Cush Real Estate.



CUSHREALESTATE.COM

