



**Entertainer's Retreat
in the Montclair Hills**

OFFERED AT **\$1,389,000**



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Montclair Hills sanctuary with sweeping Bay and Golden Gate Bridge views, luxe private grounds with pool and an outdoor kitchen. Features include: Show-worthy chef's kitchen with gas range, designer hood, double oven, quartz counters, center island, artisan tile work and generous walk-in pantry with under-counter microwave and integrated sound system connected to adjacent family/home theatre ideal for movie nights. Great room with Bay views, bar with beer tap and wine fridge, fireplace, skylights and walls of glass offering fabulous natural light, stunning vistas and doors to view deck. Lower level with three well-sized bedrooms, including primary suite with updated bath. Dwell-inspired hall bath with floating vanity, artisan textured tile, modern fixtures and designer lighting. Oasis-like rear grounds including play structure, accent lighting, heated pool with swim lane and outdoor kitchen with grill, sink, fridge and burner for optimal for entertaining and lifestyle. The home has a separate, fully permitted suite with its own entrance, full kitchen and bath ideal for guests or rental. Spacious two car garage is an ideal flex space for gym or creative use. Newer roof (2022), owned solar system, 200-amp electrical. Minutes to Montclair Village, top-rated schools and great hiking and biking trails.

4 BEDS **3 1/2** BATHS

2,863 SF
7,285 SF LOT
BUILT IN 1975



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DISTINCTIVE HIGHLIGHTS

- Sunken family room/theatre room
- Eat-in kitchen with designer finishes
- Great Room with bar, sleek fireplace & views
- Updated primary suite with sweeping Bay views
- Newer roof (2022), full solar & 200-amp electrical panel
- Permitted lower unit with private entry, full kitchen & bath
- Two-car garage with Bay view windows, potential flex space
- Oasis-like rear grounds w/ pool, play structure and outdoor kitchen
- Dwell-inspired hall bath w/floating vanity, artisan tile & designer lighting
- Just minutes Montclair Village and fabulous hiking & biking trails nearby

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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.



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