

1326 EAST 23rd STREET | OAKLAND

**1890 Victorian Gem
with Show-Stopping Yard**
OFFERED AT **\$799,000**

1326EAST23rd.COM

If a fantastic backyard is what you're after, you've found your home! Own a piece of architectural history with this 1890 Victorian treasure. Charming 3+ bedroom, 2 bath home which blends timeless allure with modern living. Featuring preserved period details alongside a contemporary footprint and thoughtfully updated kitchen and bathrooms. Greeted by original wood floors, soaring ceilings, and oversized windows, the home is flooded with natural light. Formal living and dining rooms flow seamlessly, anchored by an endearing fireplace and built-ins. The generous kitchen offers new stone countertops and open shelving. The main level also includes a bedroom, full bath, and a versatile bonus room. Upstairs, you will find two additional bedrooms and a beautifully renovated full bathroom. Step out back—this is where the magic begins. The expansive entertaining patio, complete with a pizza oven, opens to a level lawn framed by mature trees and vibrant landscaping. Toward the rear, a botanist's paradise awaits with planter boxes, rose bushes, and a concrete pad suited for a hot tub. Additional highlights include: updated foundation and electrical, owned solar, and capacity for a deep gated driveway. Ideally located near local favorites Xochi the Dog Cafe, Champa Garden, Lake Merritt, Park Blvd corridor, parks and transit options!

3 BEDS **2** BATHS

1,543 SF
4,500 SF LOT
BUILT IN 1890



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HOME FEATURES

- Tall Ceilings
- Owned Solar
- Expansive Level Lot
- Mature Landscaping
- Victorian Style Architecture
- Updated Foundation & Electrical
- Renovated Kitchen & Bathrooms
- Walkable to Cafes, Transit & Parks!

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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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