

771 KINGSTON AVENUE #401 | OAKLAND

## Airy Piedmont Avenue Condo with Style, Light & Inspiring Views

OFFERED AT **\$499,000**



[771KINGSTONAVE.COM](http://771KINGSTONAVE.COM)

Tucked just moments from the heart of Piedmont Avenue, this thoughtfully updated two-bedroom, two-bath condo offers an effortless blend of comfort, function, and neighborhood charm. Inside, an open-concept living and dining space is bathed in natural light, with a private balcony that invites slow mornings with coffee and golden hour glasses of wine. Sweeping neighborhood views offer a daily reminder of your place in this vibrant, walkable community. The modernized kitchen features custom cabinetry, quartz counters, and an artisan tile backsplash—designed for both casual meals and weekend hosting. The generous primary suite includes a tranquil en suite bath and abundant closet space, while a second full bath adds versatility for guests or a home office setup. Engineered oak hardwood floors, secured covered parking, and smart storage solutions add to the ease of everyday living. Just blocks from beloved local spots like Piedmont Grocery, Grand Lake Kitchen, and the Morcom Rose Garden—with quick access to I-580 and the Bay Bridge—this is your launchpad for inspired living in the heart of Oakland.

**2** BEDS **2** BATHS

1,214 SF  
CONDO  
BUILT IN 1970



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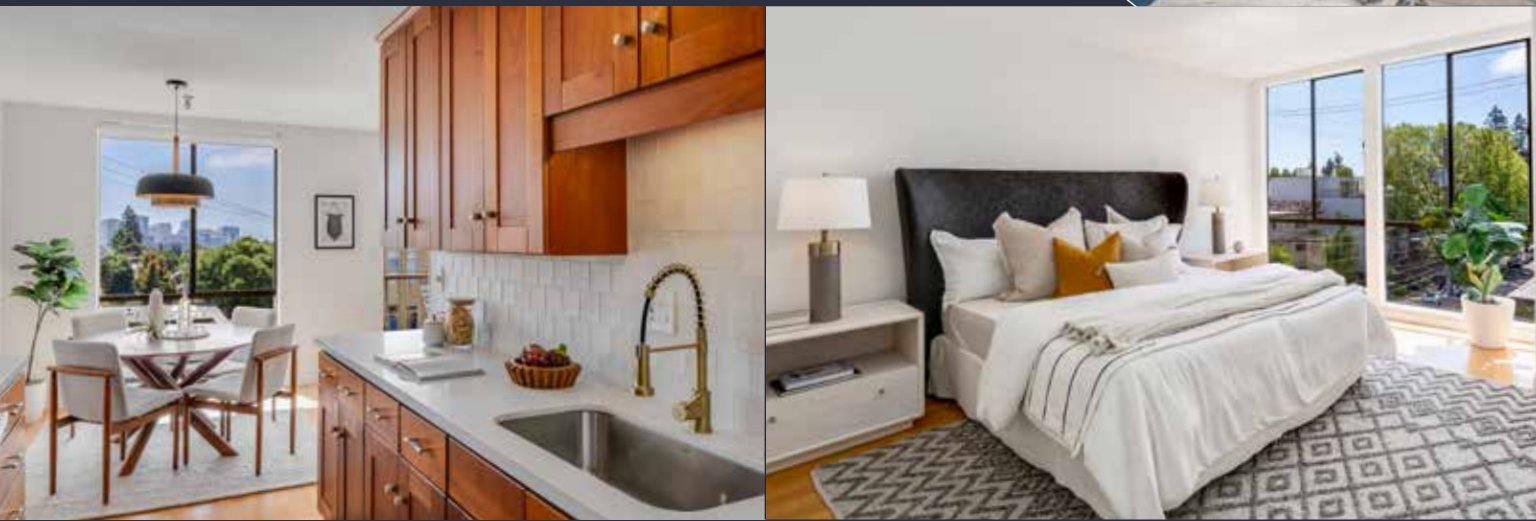
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BY DESIGN®**



## HOA & BUILDING INFO

- Monthly HOA Dues of \$752
- Pet Friendly Building with Restrictions
- One Secured and Deeded Parking Spot
- Laundry Room Conveniently Located on Unit Floor
- Additional Storage Locker Located on Unit Floor
- HOA Fees Include and Cover: Water-Sewer-Garbage

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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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