

1315 WELLINGTON STREET | OAKLAND

Modern Craftsman with Serene Gardens  
in the Heart of Glenview.

OFFERED AT **\$995,000**

1315WELLINGTON.COM

This radiant Craftsman home is steps from top restaurants, coffee, transportation and newly rebuilt Glenview Elementary. Easy access to one of Oakland's best parks, Dimond Park. A welcoming enclosed front porch greets you home and the appeal only continues as you step inside. The gracious entry leads to the light-filled open living and dining rooms complete with built-ins and original wood-burning fireplace. The open concept is perfect for hosting and entertaining. The updated kitchen is generously sized featuring new quartz countertops, built-in cabinetry, stainless steel appliances, and optimal storage space. There are three spacious bedrooms with substantial closet space. The third bedroom sits atop and offers views far and wide. Two remodeled bathrooms on the main floor, one en-suite to the primary and the second off the main hallway. The kitchen has direct access to the back deck and lush, level garden space featuring lawn and raised beds for unleashing your inner gardener. The oversized driveway provides ample parking and leads directly to the backyard. Move in, meet the neighbors, and become part of this sought after Glenview Community.

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

1,687 SF  
4,399 SF LOT  
BUILT IN 1914



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### 3 BR / 2 BA HOME FEATURES

- Modern Craftsman with charming porch
- Newly remodeled bathrooms with sleek finishes
- Quartz kitchen with stainless appliances & built-ins
- Three spacious bedrooms with natural light & closets
- Upper-level bedroom with expansive treetop & hillside views
- Back deck, raised beds, grassy lawn & oversized driveway parking
- Near Glenview Elementary, top dining, cafés, shops & easy commute routes

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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

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