

Fall in Love with Light, Character & Connection  
in the Fabulous Grand Lake District.

OFFERED AT **\$1,195,000**



**353SANTACLARA.COM**

Steps from top restaurants, coffee, transportation, and one of Oakland's finest Saturday farmers markets. Beautiful mature bougainvillea and Yucca trees frame the exterior, creating a true wow factor upon entrance. Elegant gumwood built-ins and woodwork adorn the living and dining rooms paying respect to the history of the property while thoughtful updates and a functional floorplan hold space for modern conveniences. The formal dining room gives way to an updated kitchen that opens to a large deck and fenced in level backyard, setting the stage for year-round al fresco dining and get togethers. The first level of the home also includes a generous bedroom and full bathroom. Upstairs you will find three additional bedrooms, built in hall storage, and another recently updated full bathroom, featuring a walk-in shower. Bonus basement space is perfect to set up a rumpus room, additional guest quarters, or home office space. Park your car in the driveway or garage and get ready to walk as this home rates a 95 Walkscore and is truly surrounded by some of the best of Oakland living!

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

1,612 SF  
4,472 SF LOT  
BUILT IN 1919



**FLETCHER BERKE**  
REALTOR  
DRE# 02046857  
FLETCHER@  
CUSHREALESTATE.COM  
510 846 0138



## 4 BR / 2 BA HOME FEATURES

- Striking curb appeal, and 95 Walkscore
- Designer kitchen flows to expansive deck
- Spa-style bath w/ walk-in shower, refined finishes
- Versatile main-level guest suite w/ updated full bath
- Rich gumwood details w/ artisan-era craftsmanship
- Oversized driveway with EV charger and gated entry
- Fenced level yard with raised beds, lawn & garden zones
- Blocks to Farmers Market, Grand Lake shops & Bay Bridge access

[353SANTACLARA.COM](http://353SANTACLARA.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](http://CUSHREALESTATE.COM)

**cush**® | REAL ESTATE  
BY DESIGN®