

Offered @ **\$680,000**

Features and Highlights

- ▶ 3 Bedrooms, 2 ¼ Bathrooms
- ▶ Split-level, 1,545 Square Feet
- ▶ Retreat-like Master Suite
- ▶ Indoor Solarium with Roller Shade
- ▶ Deck off Master Bedroom
- ▶ Two Fireplaces
- ▶ Formal Dining Room
- ▶ Breakfast Nook with Garden View
- ▶ Bonus Room off Kitchen
- ▶ Indoor Laundry Room with Sink
- ▶ Completely Earthquake-Retrofitted
- ▶ Ample Clean Basement Storage
- ▶ Attached Garage for one car
- ▶ Bicycle Storage Room
- ▶ Private, low maintenance yard
- ▶ Wired throughout for High-Speed Internet
- ▶ Quiet, friendly neighborhood
- ▶ Within two blocks of Berkeley High, Washington Elementary and Berkwood Hedge School
- ▶ Easy walk to BART, UC Berkeley, Arts District, Farmer's Market, Shops, Restaurants, Movie Theatres and Civic Center Park Festivals



Showing Schedule

Open Houses

Saturday, 6/4 @ 2:00-4:00

Sunday, 6/5 @ 2:00-4:00

Sunday, 6/12 @ 2:00-4:00

Broker's Tour

Thursday, 6/2

10 AM – 1 PM

Offers

Tuesday, 6/14 by 2 PM

Main Office

9260 Alcosta Boulevard

Suite C 16A

San Ramon CA 94583

San Francisco Office

PO Box 78492

San Francisco CA 94107

Robin Pugh

robin@robinpugh.com

Mobile: 415.577.2288

Fax: 415.520.2500

www.robinpugh.com

About 2206 Grant Street

This comfortable 1920s home illustrates great pride of ownership. Everything has been lovingly maintained. There are numerous spaces for use by a growing family or for multiple interests. Moldings, arches and other charming bungalow details are preserved in the lower level with living room, dining room, kitchen, breakfast nook and bonus room. The middle level includes two bedrooms (one with charming cloud ceiling) and a full bathroom. The master suite is the *pièce de résistance* – a two-level addition that includes solarium, deck, sleeping loft, fireplace & sitting area, private bathroom and ample storage. A complete earthquake retrofit was done including a steel I-beam, shear walls and bolting.

A spacious, quiet retreat conveniently located in downtown Berkeley within easy walk of UC Campus, restaurants, schools and more.

Westland Real Estate believes this information to be correct, but has not verified the information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction.