

COMPASS



Bernal Heights

251 Richland Avenue



Renovated Bernal Heights Home with Backyard Oasis

- Renovated 2-bed, 2-bath Edwardian residence in Bernal Heights
- Unique reverse floor plan with open-concept entertaining area at the rear
- Seamless indoor-outdoor flow to backyard with expansive deck
- Sun-filled living/dining area framed by expansive windows
- Chef's kitchen with quartz countertops, custom cabinetry, farmhouse sink, wine fridge, butcher block island, Wolf range with vent hood & premium stainless steel appliances
- 10' Ceiling height on main floor
- Designer light fixtures
- Two front bedrooms on main level
- Renovated main bath with custom tilework, floating vanity & shower-over-tub with rain showerhead
- Lower-level bonus room plus laundry room with den/office nook
- Lower-level full bath with custom walk-in shower
- Direct outdoor access from hallway to backyard
- Solar panels & tankless water heater for energy efficiency
- Ample storage throughout
- 1-car garage parking
- Private backyard with jacuzzi, pergola, mature plantings & well-defined privacy zones
- Central Bernal Heights location near Holly Park, Cortland Avenue shops & cafés, and Alemany Farmers Market



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