



**Freshly Updated Crocker Highlands Mediterranean With Treetop Views**  
**OFFERED AT \$1,189,000**



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Located on a quiet cul-de-sac, this circa 1931 storybook home offers distinctive craftsmanship, including brilliant parquet floors, cathedral-beamed ceilings, and a freshly renovated kitchen with sunny breakfast room overlooking the front gardens. The kitchen features fresh quartz countertops, chef's appliances including a 6-burner range, Bosch dishwasher and double oven, making it a true delight and perfect for culinary inspiration. A split-level floorplan offers great separation of space with a charming dining room overlooking the living room and picture windows framing stunning Eucalyptus trees as well as the enchanting homes of Trestle Glen. Anchored by a magical clinker brick fireplace, this room is sure to create endless holiday memories. The attached two-car garage with direct interior access, a powder room, and sizable bedroom are also located on the main level. Upstairs, two more bedrooms and a refreshed full hall bathroom are found, with the largest bedroom offering its own cozy balcony for morning coffee and relaxation. The lower level den is of expansive proportion and makes a fabulous flex space. With its own full bathroom, it lends itself perfectly as a home theatre space, rumpus, or gym area. A 4th bedroom and laundry are also located on this lowest level. Conveniently positioned just blocks from the fine shops and restaurants of Lakeshore Ave, Grand Ave, Glenview as well as the Saturday Farmers Market. Other nearby and notable attractions include beautiful Lake Merritt, quick access to the Bay Bridge to San Francisco, award-winning Crocker Highlands Elementary, and Beth Jacob Congregation.

**4** BEDS **2½** BATHS

2,722 SF  
 8,635 SF LOT  
 BUILT IN 1931



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HOME FEATURES

- Treetop and neighborhood views
- Updated bathrooms and powder room
- Large lower level den and 4th bedroom
- Stunning living room with cathedral ceilings
- Attached 2 car garage with direct home access
- Freshly renovated kitchen with sunny breakfast room
- Ideal location close to Grand Ave/Lakeshore and Bay Bridge

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