



Modern Tudor in the heart of Adams Point.

OFFERED AT \$949,000



384PALMAVE.COM

Captivating common areas, designer showcase living room flooded with natural light, barrel-coved ceilings, Venetian plaster walls, and a stunning artisan-crafted fireplace with distressed, reclaimed 'beam' wood mantle. Spacious dining room opening to a recently renovated chef's kitchen with abundant storage, quartz counters, designer subway tile backsplash, farm sink, and fresh quartz countertops. Three bedrooms in total including a generously proportioned, light-filled primary suite with adobe-inspired spa bathroom offering a jacuzzi tub, separate shower, and dual sink vanity. Ensuite bedroom with designer wallpaper and Dwell-inspired bathroom offering native earth tones, modern vanity, and tub with shower. Stairs leading to the foremost upper level open to a spacious attic area with pitch-vaulted ceilings, skylights, and infinite potential. This additional bonus area is not included in the advertised sq ft of the home. Off the kitchen is a 1/2 bath with artisan tiled walls leading onto tranquil private gardens, decks, and a relaxing hot tub. Mature drought-tolerant Northern California plantings surround the home including numerous succulents, yuccas, and a glorious palm tree. The attached garage offers laundry, a dedicated sink area, and direct internal access to the home. Located in the heart of wonderful Adams Point, this heartfelt abode is just blocks from Whole Foods, Lake Merritt, the Saturday Farmers Market, and a variety of enticing shops and restaurants. Just minutes from the Bay Bridge to SF, this home is not to be missed.

3 BEDS 3 BATHS

1,510 SF  
3,840 SF LOT  
BUILT IN 1938



DAVID J. HIGGINS  
FOUNDER & REALTOR  
DRE# 01281543

HELLO@  
CUSHREALSTATE.COM  
510 398 1992



HOME FEATURES

- 3 Bedrooms / 3 Bathrooms
- Immense attic space w/ expansion potential
- Attached garage w/ direct access into the home
- Primary Suite w/ lavish jacuzzi tub & custom finishes
- Blocks from Lake Merritt and great shops and restaurants
- En-suite bedroom with Dwell-inspired finishes and bathroom
- Private grounds including a deck and mature succulent gardens



384PALMAVE.COM



Stay ahead of the market with the **Cush hyperlocal home search app**

The Cush Real Estate mobile app provides the most thorough home search functionality and the latest inventory directly from the MLS! Real-time updates will always keep you ahead of the market. **Be the first to know** about coming soon properties, open houses, recently sold properties, local resources and market knowledge—**with privacy**. Unlike other home search sites, will not sell your information. Trusted, award-winning, and local. **Download today!**

**KNOWLEDGE IS POWER.**

Scan now or find the Cush RE App in your App Store.



- Real time updates
- Protect your privacy!
- Customized for you
- Easy and fun!



VOTED BEST REAL ESTATE OFFICE 2 YEARS IN A ROW!

CUSHREALESTATE.COM

**cush**® | REAL ESTATE BY DESIGN®