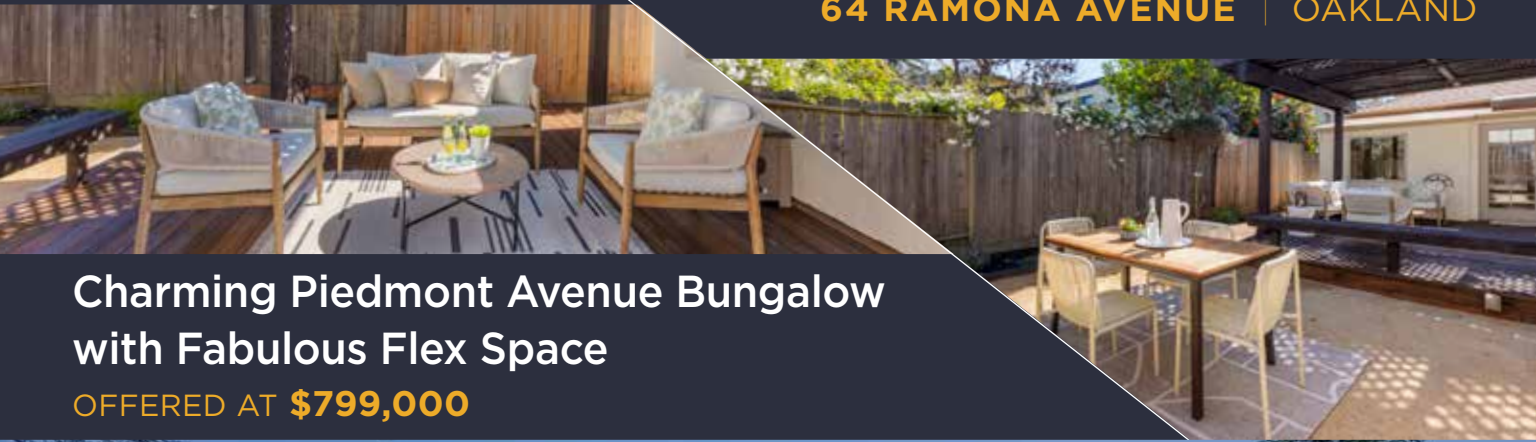


64 RAMONA AVENUE | OAKLAND



## Charming Piedmont Avenue Bungalow with Fabulous Flex Space

OFFERED AT **\$799,000**



[64RAMONA.COM](https://www.64RAMONA.COM)

Charming Piedmont Avenue Bungalow with Walk Score of 89 (WalkScore.com) and fabulous flex space! Minutes from the vibrant shops, cafes and restaurants of Piedmont Ave, this sweet bungalow delivers the perfect blend of charm, function and flexibility for first-time buyers, couples and empty nesters alike. Cozy kitchen with stone countertops, new gas range, stainless appliances and oversized pantry. Spacious dining room ideal for entertaining, plus a whimsical Zoom room just off the dining area, perfect as a home office or creative nook. Two comfortable bedrooms and well-appointed bathroom with floor-to-ceiling tile and walk-in shower. Stackable laundry conveniently located nearby. Step outside to a private rear patio with warm wood decks and decomposed granite sitting area, ideal for morning coffee or evening entertaining. Detached flex space is finished and ready to serve as gym, studio, or private office, a true bonus. Just seconds from Blue Bottle Coffee and steps from everything Piedmont Avenue has to offer!

**2** BEDS **1** BATHS

885 SF  
2,268 SF LOT  
BUILT IN 1914



**DAVID J. HIGGINS**  
FOUNDER & REALTOR  
DRE# 01281543

HELLO@  
CUSHREALSTATE.COM  
**510 398 1992**

**cush**® | REAL ESTATE  
BY DESIGN®



2 BED/1 BATH HOME FEATURES

- Brand New Forced Air Heating System
- Charming Bungalow with Walk Score of 89
- Spacious Dining Room Perfect for Entertaining
- Whimsical Zoom Room Ideal as Home Office or Creative Nook
- Detached Flex Space Perfect as Gym, Studio, or Private Office
- Minutes from the Shops, Cafes & Restaurants of Piedmont Avenue
- Well-Appointed Bathroom with Floor-to-Ceiling Tile & Walk-in Shower
- Cozy Kitchen with Stone Counters, New Gas Range & Oversized Pantry
- Private Rear Patio with Wood Decks & Decomposed Granite Sitting Area

64RAMONA.COM



Scan the QR code to check out the interactive storybook of this home here!



CUSHREALESTATE.COM

cush® | REAL ESTATE BY DESIGN®