

6966 PASO ROBLES DRIVE | OAKLAND



Private Woodland Sanctuary in the Montclair Hills

OFFERED AT **\$1,189,000**



6966PASOROBLES.COM

Set on over a third of an acre along a private road, this distinctive residence offers rare privacy amid flowering trees, native plantings, and mature wooded grounds, evoking a relaxed Big Sur atmosphere just minutes from the city. The main level is anchored by a dramatic den with a corner wall of glass, creating a seamless connection to the surrounding canopy. The adjacent chef's kitchen features maple floors, a custom hardwood island, stone countertops, and stainless appliances, flowing naturally for effortless entertaining. A formal dining room leads to a sunken living room with fireplace and sliding doors that open to expansive decks and lush gardens. A Japanese-style wood hot tub invites quiet evenings beneath the trees. Upstairs, the primary suite offers a refreshed bath and private deck retreat, joined by two additional bedrooms and a renovated hall bath. A pergola-beamed two-car garage, EV charger, backup generator, and a vintage Airstream studio perfect as an inspired work sanctuary or creative studio, complete the offering. Minutes to Montclair Village, trails, and Highway 13.

3 BEDS **2½** BATHS

2,395 SF
16,072 SF LOT
BUILT IN 1979



DAVID J. HIGGINS
FOUNDER & REALTOR
DRE# 01281543

HELLO@
CUSHREALSTATE.COM
510 398 1992

cush® | REAL ESTATE
BY DESIGN®



6966 PASO ROBLES DRIVE | OAKLAND

3 BED/2.5 BATH HOME FEATURES

- Private wooded retreat on over 1/3 acre
- Detached Airstream ideal as office or creative studio
- Glass-wrapped den with immersive tree canopy views
- Sunken living room with fireplace and garden connection
- Island kitchen with stone counters and clean modern lines
- Primary suite with private deck and elevated treetop outlooks
- Expansive decks with Japanese soaking tub and indoor-outdoor flow
- EV charger, backup generator and near Montclair Village shops & cafés

6966PASOROBLES.COM



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



CUSHREALESTATE.COM

cush® | REAL ESTATE BY DESIGN®