

2451 ASHBY AVENUE | BERKELEY



**Elevated Elmwood Living
in a Fully Reimagined Craftsman**
OFFERED AT **\$1,398,000**



2451ASHBY.COM

Welcome to 2451 Ashby, a thoughtfully reimagined single-level Craftsman blending modern upgrades with warmth, charm, and everyday ease. Perfectly positioned with a 93 Walk Score, this home places Elmwood's beloved cafés, shops, and dining just moments away. A restored exterior with cedar shake siding sets a timeless tone, while inside, natural light pours through new Pella triple-pane windows. The designer kitchen anchors the home with Thermador appliances, new wood floors, and refined finishes that elevate both daily living and entertaining. Three bedrooms and two updated baths offer comfort and simplicity, complemented by new lighting, fresh paint, and an efficient heat pump system for year-round ease. Outdoors, a private garden setting with a firepit and lush rose plantings creates a peaceful retreat, while a detached studio offers flexibility for work or creative use. With level-in access, extended driveway, and thoughtful system upgrades throughout, this home delivers style, function, and an exceptional Elmwood lifestyle.

3 BEDS **2** BATHS

+ DETACHED STUDIO
1,832 SF
4,800 SF LOT
BUILT IN 1912



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HOME FEATURES

- Gourmet kitchen with Thermador appliances
- Owned solar and heat pump with heating/cooling
- Spa-inspired bath with colorful designer tile finishes
- Lush rose garden backyard with firepit and built-in grill
- Pella triple-pane windows with integrated interior blinds
- New cedar shingles, insulation and Zip system sheathing
- Three bedrooms including primary suite with walk-in closet
- Three blocks to Elmwood dining, shops and neighborhood amenities

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Considering Buying? Here's What You Need to Know.

New real estate rules require buyers to have a signed Buyer-Broker Agreement for private home showings and Realtor representation when writing offers.

Scan the QR code for 12 must-know insights when hiring the right Realtor—and how Cush Real Estate ensures your next move is a success.



"Cush was wonderful throughout our very challenging home-buying process. After an extensive search in the East Bay area, we set our hearts on a home that proved to be an endless hoop of hurdles to jump through, due to both the specifics of the home and to particular challenges of our financial portfolio. Throughout the experience, Cush remained incredibly responsive, helpful, and patient. We are now moved into our dream home, and we would highly recommend Cush to anyone looking for a positive home purchase experience."

- Mark and Candace Rowe

Receive a complimentary one hour in-home design walk-through with Cush Design Services when you buy your home with Cush Real Estate.



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