

## Urban Sanctuary in the Heart of the Elmwood



### *Delightful Arts and Crafts Home with Option to Purchase Secondary Residence for Extended Family "Compound" or as Rental Income*

This charming Arts and Crafts home was built in 1919 in what is now the heart of Berkeley's most popular shopping district. This quintessential 4Bd/3Ba residence of nearly 2,700 s/f retains many of its original features, including original oak floors, coffered ceilings, custom built-ins, fireplace, leaded glass, vintage bath and light fixtures, and two internal stairways. *Got maid?* This home contains an additional maid's apartment with a full kitchen and bath!

### *But Wait, There's More!*

The Buyer of this handsome residence may also choose to purchase the adorable cottage located behind the main residence which is owned by the same seller. The 2Bd/1Ba cottage of nearly 1,000 s/f exudes similar charm as the main residence. A bargain at \$515,000, its "so close yet so far" location is perfect for adult children, aging parents or as rental income. The seller is amenable to buyers' needs. Both for \$1,480,000.



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**Offered at \$1,480,000**

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