

Wonderful in Westbrae



ADDRESS | 1214 Evelyn Avenue
CITY | Berkeley
TYPE | 3BR/1BA
PRICE | \$799,000

OPEN | Sunday 7/16 and 7/23 from 2-4:30pm
OFFERS | Wednesday 7/26 by noon
PHOTOS | www.spreal.com

DETAILS | 1214 Evelyn Avenue is a terrific home, now offered for sale in Berkeley's wonderful Westbrae neighborhood. A sweet California Bungalow built in 1918, rebuilt for its upcoming centennial.

Extensively remodeled by esteemed local contractors Berkeley Craftsmen who took the house down to the studs to properly tackle the project, resulting in a major systems overhaul and floor plan transformation. New plumbing and electrical. New sewer lateral. New on-demand hot water heater. New insulation throughout. New walls. New Shaker-style interior doors and Simpson Craftsman Collection front door. Energy efficient windows.

Fantastic new kitchen with stainless steel appliances and Carrara marble counters. Stylish new bathroom. New oak flooring throughout. Layout updated for a modern lifestyle — living, dining, and kitchen are open to each other and to the outdoors. All that western light streams in through the kitchen's oversized french doors that open onto a big, beautiful new redwood deck with wide bleacher-style steps. New landscaping and lawn compliment the many mature trees — walnut, maple, apple, lemon, quince, persimmon, olive, and 8 fig. Terrific little back yard shed is the perfect maker studio.

Westbrae is one of Berkeley's great spots and is walkable to so many excellent neighborhood amenities. Great coffee, great groceries, great vegan donuts. When you have Lalimes, Berkeley Natural Grocery, Coffee Conscious, Donut Farm, Monterey Market, Gioia Pizza, Westbrae Biergarten, Philz Coffee, and Whole Foods so close by, you might just forget you have a car. Two blocks to the amazing Ohlone Greenway, a regional pathway providing access to so much of what is great about the East Bay, running from downtown Berkeley up to Richmond. One mile to North Berkeley BART.

From its welcoming portico entry to its polished finishes to its private backyard orchard, Evelyn is refreshed and refined. A wonderful place to call home.