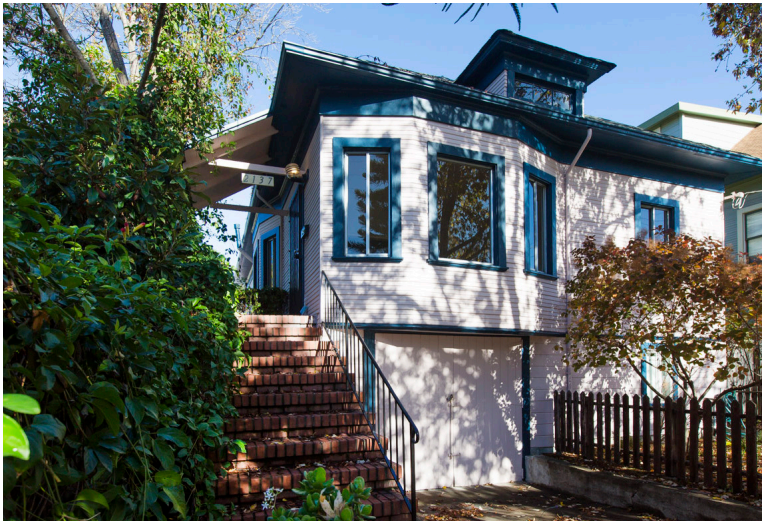


STEFANIE PARROTT PRESENTS

# Wonderful on Woolsey



**ADDRESS** | 2137 Woolsey Street  
**CITY** | Berkeley  
**LOCALE** | Halcyon Commons  
**TYPE** | 2+BR/1BA  
**PRICE** | \$799,000

**OPEN** | Sunday 12/3 & 12/10 2:00-4:30PM  
**OFFERS** | Wednesday 12/13 by 10:00AM  
**PHOTOS** | [www.spreal.com](http://www.spreal.com)

**DETAILS** | 2137 Woolsey is a wonderful home offering everything the modern urban dweller needs, all in a great Berkeley location. One might call it a Neoclassic Rowhouse with its front dormer and three-lap siding, it was raised some-time after its original construction in 1910 adding a garage and basement.

The house is welcoming and comfortable with an oversized living room and a formal dining room, both with lovely coved ceilings. Kitchen with butler's pantry. Two nice bedrooms. Bonus room at the rear was likely a breezy sleeping porch in its Neoclassical days, now enclosed and easily up for the challenge to double as a cozy third bedroom, nursery, or home office. Refinished wood floors throughout. Freshly painted. Spacious back porch mudroom leads to the garden with persimmon, apple, cherry, and citrus trees and many edible and ornamental plants.

Downstairs, the garage and a huge tall basement that is an amazing and flexible raw space offering endless possibilities for music and art studio, maker space, workshop, office, or even to potentially expand the livingspace.

This home has been well-loved by its musician owner for almost 2 decades. It is a home that has hosted bands and art shows, dinners with friends, and many hours of creative adventure.

Terrific location in the Halcyon Neighborhood in South Berkeley just west of Elmwood — a great spot walkable to so many of the most excellent neighborhood amenities. Great coffee, great groceries, great tacos, great ice cream. Los Cilantros, Nomad Cafe, Jumpin Java, Cole Coffee, Philz Coffee, The Starry Plough, Berkeley Bowl, WholeFoods, Yasai Market, Summer Kitchen, and Ici Ice Cream all within a few blocks. Just a third of a mile to Ashby BART.

From its warm front brick steps and porch to its sunny disposition and casual style to its handsome neighbors and friendly block, Woolsey is a wonderful place to live the good life.

**BRE Lic. #01224745** Information deemed reliable but not guaranteed.

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