

STEFANIE PARROTT PRESENTS

Heir to the Throne



ADDRESS | 2701 Prince

CITY | Berkeley

LOCALE | Elmwood

TYPE | Fourplex

PRICE | \$1,775,000

OPEN | Thursday 10/19
10:30am—1:00pm
Sunday 10/22 & 10/29
2:00pm—4:30pm

OFFERS | Wednesday 11/1
by 12:00pm

PHOTOS | www.spreal.com

DETAILS | 2701 Prince is a 1919 fourplex with handsome neoclassical detailing in Berkeley's wonderful Elmwood neighborhood. This heir to the throne has an inviting air of formality.

From its welcoming recessed front porch flanked by elegant double columns to its stately twin brick chimneys, this property has a simple sophistication that makes a great first impression. Inside, each of the four units retain much of the original architectural details. Simple and refined. Hardwood floors. Distinctive divided-lite doors. Decorative fireplaces. Darling vintage telephone nooks. Cool recessed tray ceilings. Built-in kitchen cabinets with pretty glass pulls. Back doors open onto breezy stairwell that feels like a place imagined by Amistead Maupin. The kind of stylish apartments that rent themselves.

Generous units are well laid-out with flexible floor plans and good closets. Two 2BR and two 1BR apartments. Owner has architectural drawings and approved plans to convert the 1BR apartments to 2BRs.

New sewer lateral. New on-demand hot water heaters. New roof and exterior paint. All circa 2015 with permits. Shared coin-operated laundry. Storage rooms. Two driveways, two garage spaces. But who needs a car with Yasai Market, Market Hall, Whole Foods, Southie, Wood Tavern, Noodle Theory, Ramen Shop, Barney's, Zachary's, Cactus Taqueria, La Farine Bakery, Ici Ice Cream, Cole Coffee, Philz Coffee, Elmwood Cinema, UC Berkeley, and the Claremont Hotel and Spa so close by?

Elmwood is one of Berkeley's great locales and is walkable to so many of the most excellent neighborhood amenities. From its throne, 2701 Prince rules the commonwealth of Elmwood, Claremont, *and* Rockridge — what an incredible location! 1.1 miles to Ashby BART, .7 miles to Rockridge BART.

Fully leased with good tenants.

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