

STEFANIE PARROTT PRESENTS

# Berkeley Bungalow on California Street

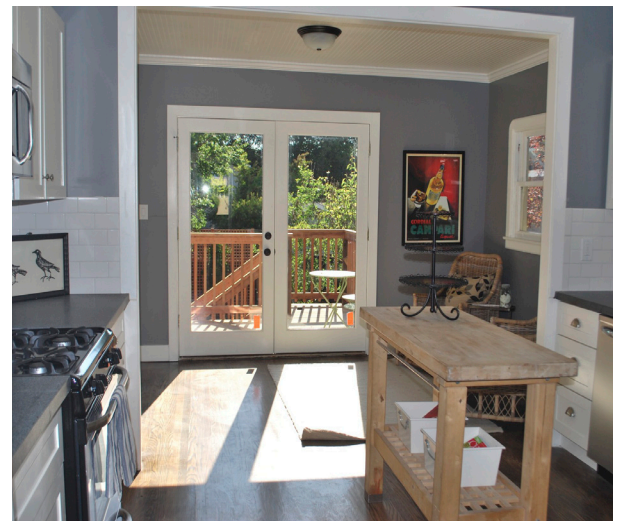


**ADDRESS** | 3010 California Street  
**CITY** | Berkeley  
**TYPE** | 3BR/1BA plus full basement  
**SIZE** | 1,210 SQ FT  
**PRICE** | \$499,000

**DETAILS** | Built in 1925, this terrific bungalow offers lots of living space. New kitchen with cozy sitting area has french doors that open to deck and big backyard — perfect flow! Great new bath. Hardwood floors. Engineered foundation and seismic upgrades. Clear pest. New paint. New landscaping and mature trees. Great original windows. Sunny and inviting.

Conveniently located in Berkeley's Lorin District, so close to everything: farmers' market, parks and schools, blocks to Ashby BART, Sweet Adeline Bakeshop, between the two Berkeley Bowls (take your pick!).

Extensively renovated with style and charm, this wonderful home is ready to go.



**OPEN** | Sun 6/3 2-4:30pm  
**OFFERS** | Thurs 6/7 by Noon  
**PHOTOS** | [www.spreal.com](http://www.spreal.com)

**DRE Lic. #01224745**

Information deemed reliable but not guaranteed. Buyers are advised to independently verify the accuracy of any information through personal inspection and with any appropriate professionals.

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