

# Hidden Mid-Century Modern Oasis



**DETAILS** | This nifty Mid-Century fourplex is tucked behind the homes on Clifton Street — what a pleasant surprise to find the secluded apartments at the end of a long driveway! With a hedgerow of old camellias along the path and big mature trees at the back, it feels like a secret hideaway. The property backs to the Rockridge-Temescal Greenbelt, a special 3-block long area of redwood groves and butterfly gardens along Temescal Creek at Frog Park.

474 Clifton is an exceptionally well maintained property with favorable inspection reports. Two of the 2 bedroom units are rented to friendly and cooperative long-term tenants. The other 2 bedroom unit is vacant and recently upgraded with new kitchen and bath, a sunny space with large glass patio doors to the backyard. The terrific vacant “owner’s unit” is a 3 bedroom 2 bath with newer kitchen and baths, bamboo floors, and a huge private, sunny deck. Outfitted with new high-end custom energy efficient/sound resistant laminated glass casement windows throughout. One parking space per unit. New coin-op machines in shared laundry room are an additional perk.

With so many of the regions finest amenities in such close proximity, Rockridge is the pinnacle. Sought after by renters because you can walk to everything. Great shops. Great coffee. Great groceries. Great restaurants. A recipe for happy tenants. 474 Clifton is also easy walking distance to the favorite Temescal Farmer’s Market and the shops on Telegraph Ave. Half a mile to Rockridge BART, a mile to the MacArthur Station. Super easy freeway access. Zoned for Chabot Elementary School and Oakland Tech. This property is great for owner occupant and investor alike.

**ADDRESS** | 474 Clifton St.  
**CITY** | Oakland  
**LOCALE** | Rockridge  
**TYPE** | Fourplex  
**PRICE** | \$2,100,000

## TRANSPARENT PRICE

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