

# Easygoing in El Cerrito



**ADDRESS** | 809 Richmond Street  
**CITY** | El Cerrito  
**TYPE** | 2 +BR/1BA  
**PRICE** | \$699,000

**OPEN** | Sunday 7/2 & 7/9 2-4:30pm  
**OFFERS** | Tuesday 7/11 by noon  
**PHOTOS** | [www.spreal.com](http://www.spreal.com)

**DETAILS** | 809 Richmond Street is all the house you need. Simple in style as was typical for houses built in the late 30s and 40s, its simplicity is its virtue. Virginia McAlester's *Field Guide to American Houses* calls this style Minimal Traditional, "the little house that could". A sort of next generation bungalow, the Minimal Traditional was built at a time when houses and their floor plans were efficient by necessity, yet they remain relevant today. Cute beadboard with ruffled edges at the front and porch gables and a lovely front garden with magnolia tree grace the entry of 809 Richmond Street — simple and inviting from the start.

The efficiencies of the Minimal Traditional style suit modern living well. Lovely matchstick hardwood floors throughout. Wonderful living room with large window to catch a peek of the hills. Galley kitchen has been updated with Mexican tile backsplash, granite counters, and stainless steel appliances. 2 generous bedrooms, one with the most darling built-in vanity desk. Large finished basement room is the perfect flexible space for family room and home office, or art space, rec room, play room, even your home theater. The basement also has lots of good storage and a workshop area. Driveway and attached garage with internal access.

Back yard is a glorious riot of pretty plants and flowers, showcasing many native plants with a granite pathway. Stone patio is the perfect spot for al fresco dining.

The great El Cerrito location is a central launchpad to anywhere in the Bay Area, and is walkable to so many neighborhood amenities. 2 blocks to Well Grounded Tea and Coffee bar, 6 blocks to El Cerrito Natural Grocery. An easy half mile stroll to El Cerrito Plaza BART. A fun 1.5 mile bike ride to Solano Avenue. 3 blocks to the amazing Ohlone Greenway, a regional pathway providing access to so much of what is great about the East Bay, running from Berkeley up to Richmond. Excellent freeway access.

This bright and welcoming home is clean, honest, and sincere — a house for the ages.

Stefanie Parrott  
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