



Open Sunday, April 9th  
2-4:30 pm

Check with listing agent  
regarding offers

## 1224 PERALTA AVENUE OFFERED AT \$629,000

THIS SWEET SPLIT-LEVEL BERKELEY BUNGALOW PROVIDES WONDERFUL ACCESS TO ALL THE PLEASURES OF WESTBRAE AND MONTEREY MARKET-AREA SHOPPING AND DINING, AND EASY ACCESS TO TRANSPORTATION. BUILT IN 1924 WITH CLASSIC BUNGALOW CHARM!

- ◆ Welcoming front porch
- ◆ Tiled fireplace in the living room, flanked by spacious bookshelves
- ◆ Hardwood floors
- ◆ Natural redwood baseboards & trim
- ◆ Separate dining room
- ◆ Spacious kitchen with eat-in area
- ◆ Inviting sunporch off kitchen
- ◆ Updated bathroom
- ◆ Attached one-car garage with shelving, light and upgraded electricity: an ideal workshop!
- ◆ Downstairs bedroom has dual closets and dresser
- ◆ Upstairs bedroom has copious built-ins: what a great office space!
- ◆ Large level back garden with picnic area, luscious lemon tree and majestic redwood
- ◆ Gated access to Tevlin Street (not a thoroughfare) with close proximity to the Children's Library and private park

This home has just been given a high-quality paint job and been staged in anticipation of your visit! It occupies 1180 square feet on a lot of 4025 square feet. RECO cleared. Pest report is \$5995.

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