



©GreenBungalows 2010

# BERKELEY HILLS REALTY



*East Bay Specialists*

1714 Solano Ave.

Berkeley, CA 94707

www.berkhills.com

## Sylvan Retreat

**So Near. . .and yet So Far!**

A five minute drive from the freeway brings you to the trail head of Leona Canyon and your front door! Come home to peace, quiet and views of trees and hills, and great trails. Yet your urban retreat is only twenty minutes away from U.C. Berkeley, less to downtown Oakland.

- Lovely upper unit with vaulted ceiling and a broad, sunny balcony
- Many upgrades unique to this unit: A/C and whole house fan!
- New carpet with acoustic padding; extra insulation
- Ceiling fans with light in each room; large S/S-tone refrigerator
- In-unit washer and dryer; pantry plus copious closets!
- Swimming pool, cabana and spa within easy reach
- Earthquake insurance included in HOA dues of \$449/mo
- This is a potential short sale involving two lenders.
- Please email me for disclosures and to answer any questions!

**Offered at \$240,000**



### Arlene Baxter

GREEN, PRESIDENT-ELECT WCR EAST BAY,  
Director & 2007 President, BAR  
510.524.1700 x 19 (Voicemail)  
EastBay.Bungalows@gmail.com  
www.TheSimpleHome.com  
DRE # 01209552



©GreenBungalows 2010



©GreenBungalows 2010

