

# Tranquility, Clean Lines, Bay Views, Great Light

735 Cragmont Avenue  
in the Berkeley Hills



Offered for  
\$855,000



FOR THE FIRST TIME EVER THIS ARCHITECT-DESIGNED HOME IS AVAILABLE FOR SALE. IT PROVIDES WONDERFUL VIEWS AND GREAT LIGHT IN A QUIET, CONVENIENT NORTH BERKELEY LOCATION. THIS ELEGANT HOME FEATURES:



- ▲ Dramatic two-story atrium entrance bathed in natural light
- ▲ Four bedrooms — one with sliding doors to the back garden. It would be an ideal office/study.
- ▲ Two full bathrooms with skylights/clerestory windows
- ▲ Spacious living room with wood-burning fireplace and dining area opening to front deck with lovely San Francisco, Golden Gate and Bay views
- ▲ Kitchen with clean lines, natural wood cabinets, new stainless appliances and bamboo floor
- ▲ Private back garden with wisteria trellis
- ▲ Carport for one car
- ▲ Extensive basement storage — ideal for a wine cellar!
- ▲ Recently painted inside
- ▲ New roof



According to public records: house occupies 1798 square feet on a 5934 square foot lot.



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Information is believed to be accurate but is not guaranteed.