



BEAUTIFUL 2-BEDROOM, 2-BATH HOME IN ALAMEDA'S WEST END

535 Palace Court, Alameda, CA 94501

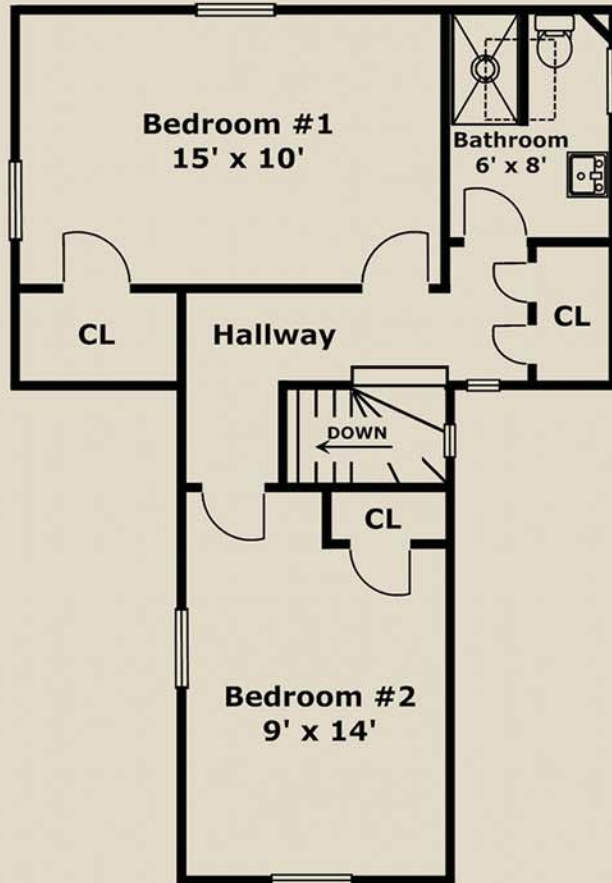
Living Area: Approximately 1,412 Sq.Ft.

Offering Price: ~~\$799,000~~ **\$745,000**

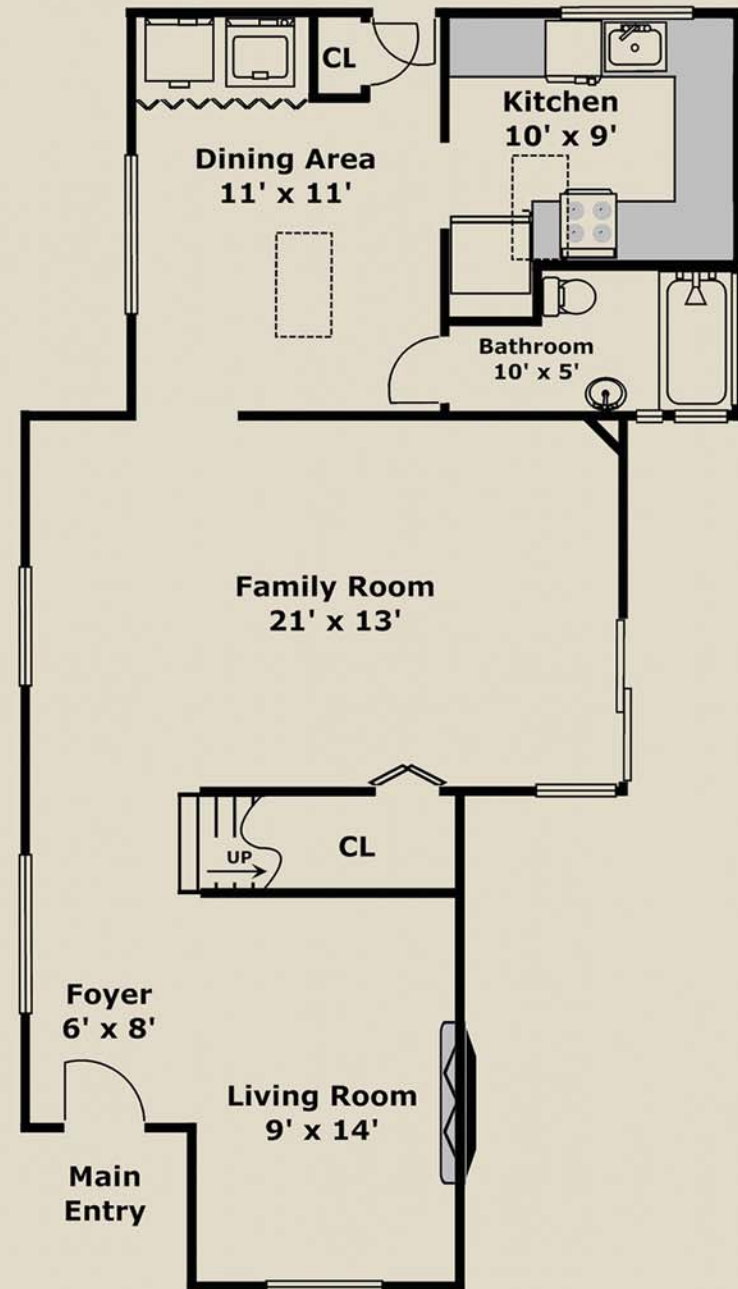
www.Panavista.com/535Palace

(510) 523-0707 
PANAVISTA REALTY
2503 Lincoln Avenue, Alameda

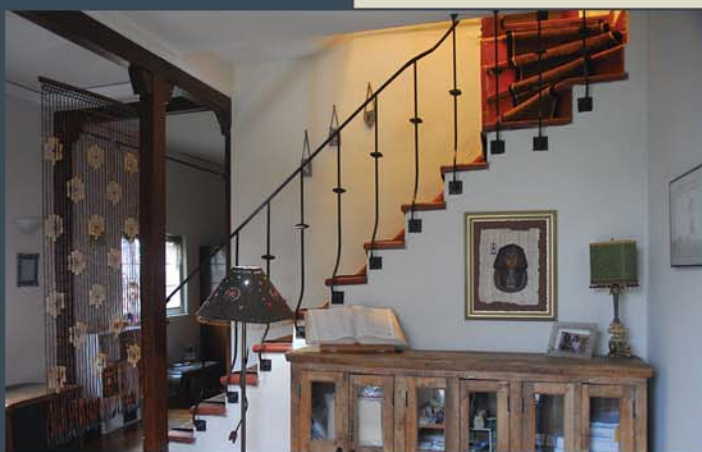
Layout and all measurements are approximate, and not guaranteed to be either exact or to scale.



Upper Level



Main Level



535 Palace Court, Alameda -- www.Panavista.com/535Palace

Built in 1900, 535 Palace Court is located at the end of a quiet dead-end street in Alameda's vibrant West End. This exceptional two-story, 2-bedroom, 2-bathroom home is a beautiful expression of Alameda's vintage character with its varied exterior façade that is a unique blend of brick and stucco with flagstone bordering the main entry doorway. Situated on a large lot, with carport parking for 2 cars on Palace Court and a 2-car garage facing Taylor Avenue, this home provides excellent value.

The main entry on Palace Court offers a welcoming brick porch that leads up to the doorway. Once inside the home and in the foyer, the formal living room to the right beckons with its arched window, wood-burning fireplace and wood floors. Straight ahead is a large family room with wood floors and a sliding glass door that leads to a raised lounging deck which is equipped with a sunken Jacuzzi tub and shaded by a heritage oak tree. In the rear of the home is the dining area with a skylight. Off to the right, an updated kitchen with stainless steel appliances, recessed lighting, and a skylight overlooks the backyard. The laundry room and a full bathroom are also conveniently located off the dining area.

The upper level features 2 bedrooms, 1 bathroom with a skylight, generous closet space and wood floors, all of which, when taken together, make for easy living.

The spacious backyard fronting Taylor Avenue offers an abundance of space for barbeques, buffets, lounging and entertaining.

535 Palace Court is a wonderful place to call home!

Other desirable attributes:

- *Close to schools, shopping, restaurants, local amenities and local shops on Webster Street.*
- *Close proximity to Transbay AC Transit "W" line to San Francisco and local transportation on Webster Street.*
- *Approximately 1,412 sq.ft. living area on an approximately 5,194 sq.ft. lot.*



Ramesh, Broker-of-Record
Ramesh@Panavista.com
www.Panavista.com
(510) 523-0707

(510) 523-0707 
PANAVISTA REALTY
2503 Lincoln Avenue, Alameda