



TRADITIONAL 3-BEDROOM, 1-1/2-BATH HOME IN THE BERKELEY HILLS

624 San Miguel Avenue, Berkeley, CA 94707

Living Area: Approximately 1,687 Sq.Ft.

Offering Price: \$1,365,000

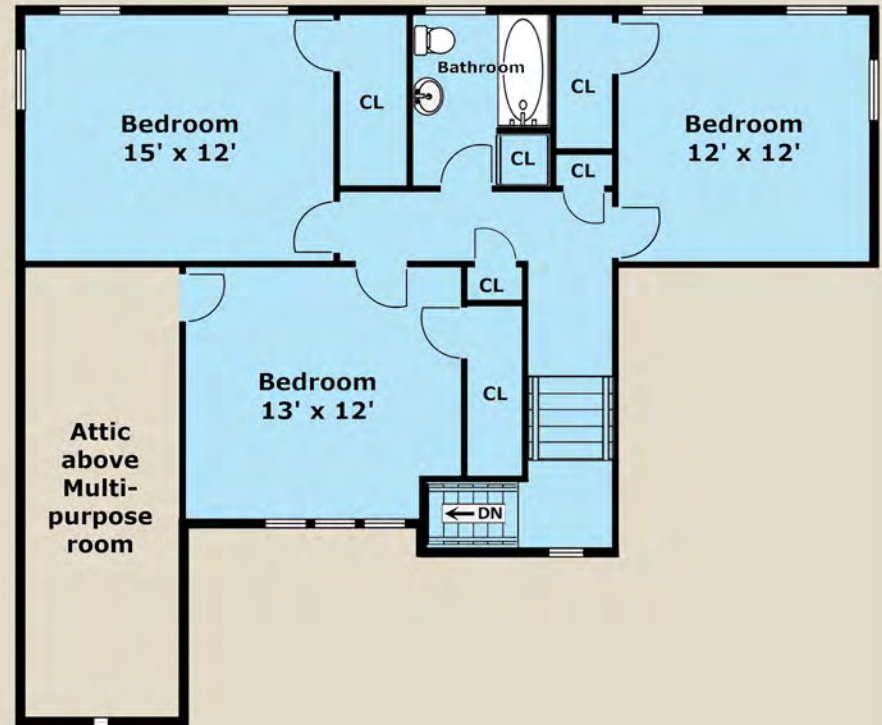
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(510) 523-0707 
PANAVISTA REALTY
2503 Lincoln Avenue, Alameda

FLOOR PLAN FOR 624 SAN MIGUEL AVENUE, BERKELEY



Lower Level



Upper Level

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



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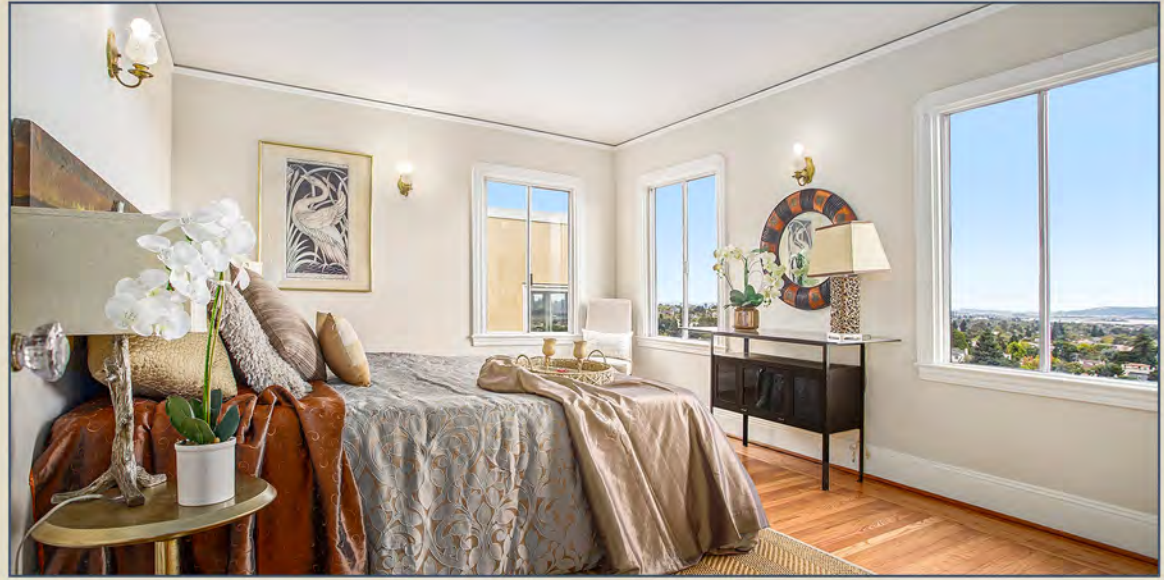
Built in 1929 and nestled in the Thousand Oaks District in the Berkeley Hills, 624 San Miguel Avenue is a two-story, 3-bedroom, 1-1/2-bathroom home with approximately 1,687 square feet of living area on a 5,000 square foot lot that is hitting the market for the first time in 74 years.

624 San Miguel offers stunning views of the bay from its west-facing windows that allow an abundance of natural light and afternoon sun to shine in. Its main level, spanned with original hardwood floors, features an open and elegant foyer, a living room with a wood-burning fireplace, and a formal dining room. A set of French doors separate the living room from the formal dining room and another set of French doors separates the dining room from the kitchen. The main level also features a multi-purpose room, a half-bathroom, and a kitchen, all of which have a new laminated wood floor. The kitchen has lots of cabinet space, a pantry, and is equipped with a gas line and stove exhaust for a suitable gas-burning stove. The kitchen nook with its bay window is a happy place where you can enjoy some morning tea or coffee with your favorite treats.

To the right of the foyer is a stairway leading to the upper level which features three (3) bedrooms with original hardwood floors. Two of these bedrooms face the west and have unfiltered views of the bay. The third bedroom faces the street and has access to an attic above the multi-purpose room. The full bathroom on the upper level is equipped with a tub/shower.

Off the kitchen, another stairway leads down to the basement which houses the gravity furnace, hot water heater, a dual-sink laundry tub, and utilities for laundry facilities. The basement also provides access to the large backyard.

624 San Miguel Avenue is some blocks away from the Solano Avenue shopping district in one direction and some blocks away from Kensington's charming commercial corridor in the other direction. Together, both the shopping district and the commercial corridor feature a collection of independent retail conveniences, cafes and boutiques. 624 San Miguel Avenue is also a short driving distance away from the El Cerrito Plaza and I-80 which provides easy commuting throughout the East Bay and to San Francisco. With all its amenities, 624 San Miguel offers the comforts of living in a quiet, peaceful and enjoyable neighborhood setting in the Berkeley Hills community and can be a wonderful home for years to come!



Ramesh, Broker-of-Record
DRE #00870283
Ramesh@Panavista.com
www.Panavista.com
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