

# 763 CRAGMONT AVENUE BERKELEY



## BAY VIEW TUDOR JEWEL IN LUSH COUNTRY SETTING

Some houses hidden away in the Berkeley Hills are like secret portals. From the street you may not notice them, but when you enter you find yourself in a world apart. Enter 763 Cragmont Avenue, and you discover a perfect, English Tudor house complete with three bedrooms and one and a half bathrooms.

Step into the entry hall and dining room and notice images of castles and knights on horseback inscribed in colorful tiles. To the right, dark wood doors open into a living room with a cathedral ceiling, a massive stone fireplace, original light fixtures, and a large and gracious arched window overlooking the Bay. Floor to ceiling French doors with tiny leaded glass panes lead to a spacious deck and a quiet, leafy garden.

Through the dining room is a modern, well-equipped kitchen with direct access to the yard. Beyond lies an office space or third bedroom.

Upstairs, the rooms also have wrought iron fixtures and textured walls and ceilings. The views out the bedroom windows are of water and light on one side and down into the green, lush garden on the other.

The park-like yard is filled with greenery and is completely fenced for privacy. The mid-level patio is perfect for barbecuing. A newly installed hot tub sits at the back of the garden, surrounded by a Sienna colored patio, providing a place to meditate on this period home and the contemporary life within.

The laundry and a wine cellar downstairs adjoin the spacious garage with convenient internal access to the house.

A Tudor in all of its details, this home is entirely livable.

OFFERED AT \$1,095,000



*Presented By:*

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