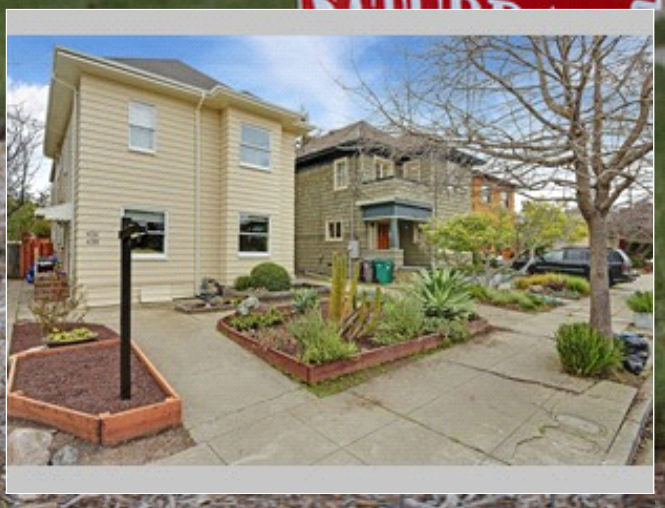




# JUST LISTED

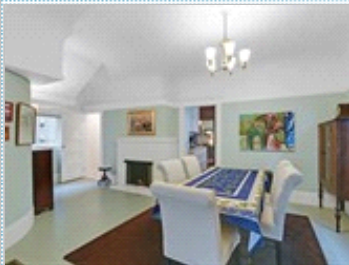


**BROKER TOUR Thursday 2/28 & 3/7 - 10:30 to 1 pm**

**OPEN HOUSE - Sunday 3/3 and 3/10 - 1 to 4 pm**

436-438 65th Street , Oakland CA 94609

**PRICE:** \$1,350,000.00



**Bedrooms:** 3  
**Year Built:** 1906  
**Sqft:** 2178

**Full Baths:** 2  
**Half Baths:** 1

#### PROPERTY FEATURES:

- ☑ Central heat
- ☑ Tile floor
- ☑ Dining room
- ☑ Stove/Oven
- ☑ Dryer
- ☑ Fireplace
- ☑ Family room
- ☑ Dishwasher
- ☑ Stainless steel appliances
- ☑ Laundry area - garage
- ☑ Hardwood floor
- ☑ Living room
- ☑ Refrigerator
- ☑ Washer



#### PROPERTY DESCRIPTION:

Excellent location! Superb duplex w/ character & charm located in Rockridge, one of Oakland's most coveted neighborhoods. Walk or ride your bicycle to the Rockridge or Ashby BART, and to all the wonderful shops and restaurants on College Ave. This duplex, built in 1906 has abundant natural light and wonderful Craftsman wood trim & detailing. The flexible floor plan layout offers a variety of options for multiple living styles. Backyard w/ patio is perfect for summer BBQs w/ friends. This duplex can be an investment for your portfolio or a great opportunity for first time or seasoned home-buyers to live in one and rent out the other. Ground floor unit has updated kitchen and baths, 1 bedroom, living room, dining room, fireplace and 2 front rooms that are used as a second bedroom suite. The upstairs unit is a spacious 2 bed, 1 bath w/ large LR off kitchen. Both units have direct access to back yard. Run don't walk to this property. First time on market in decades. Rare opportunity!



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All information deemed reliable but not guaranteed.