

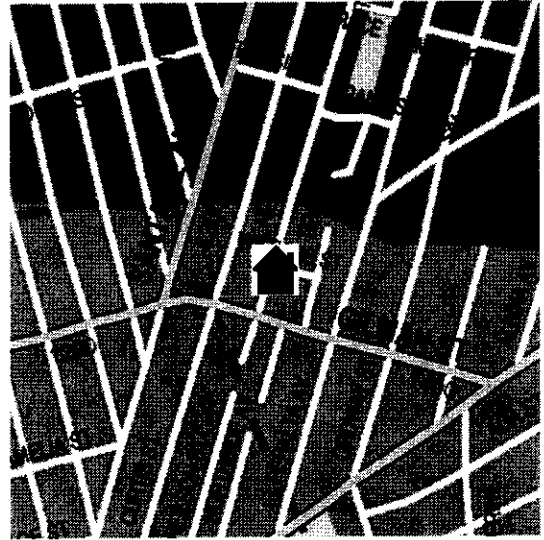
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Search Criteria: Property Type:Residential; MLS Number:03006741



1227 NEILSON ST **BERKELEY** **94706** **23/04** **\$499,000**
Detached **Single Family** **Active** **#03006741**

Dir: **GILMAN TO NEILSON** Bldr/A: Beds: **2** LivSqFt: **924/P**
 Cross St: **GILMAN** Model: **MEDITERANIAN** Baths: **1/0** \$/SF: **\$540.00**
 D/N/S: **23/04-Westbrae** Style: **Bungalow** Rooms: **6** Lot Acres: **0.08A**
 TB Map: **609E7** Stories: **One Story** Yr Built: **1925** Lot SqFt: **3,270**

Features

M Lvl: **2 Bdrms, 1 Bath, Main Entry**
 U Lvl: **No Upper Level**
 +Rms: **Dining Area**
 L Lvl: **No Lower Level**
 Kitchen: **220V Outlet, G Range/Ctop, R/O Free Standing, Self-Clean Oven, DW, Disp, Refrig, Stone Cntr (marble, granite, etc.), Bkfst Rm**
 Bath: **Shower over Tub, Tile, Updated Bath**
 Pt Ba: **No Partial Baths**
 Equip: **None**
 Floors: **All Hdwd Flrs, Tile, Wood, Other**
 Heat: **Floor Furnace, Gas**
 Cool: **None**
 Exterior: **Stucco, Dual Pane Windows**
 Roof: **Rolled Comp, Other**
 Lndry: **Washer, Dryer, 220V Outlet**
 Fireplc: **1/Wood**
 Gr/Prk: **1/Det, Undersized, Workshop, Other**
 Lot: **Regular, Corner, Level, Court, Cul-De-Sac**
 Yard: **Front, Back, Level 4 Garden/Play, Deck(s), Patio(s), Fenced**
 View: **Other**
 Fndtn: **Crawl Space** Pool: **No Pool**
 Disabl: **No Disabled Features** WtrSr: **Public**

Schools

District: **Berkeley 510-644-6315**
 Elem: **23-Call School District** Jr Hi: **23-Call School District** Sr Hi: **23-Call School District**

Homeowner's Association

Name: Fee: Lit Pend:
 Fees Inc: Ameni:

Remarks

Smart, sophisticated remodel. Newly finished wd flrs, new bath, updt d kitchn w/granite slab counters, 2 x dual french drs to covered veranda & sunny backyard, new wd dual pane windows...all in quaint, Westbrae.

Confidential Remarks

Smart, sophisticated re-do. SOH-3/9, 3/16, BT=3/13. Offers drop off by 8 pm cb bezerk 3/19.

ListType: **ER** CSO: **2.5** D/V Comp Discl: **No** POS Ordinance: **Yes** City Transfer Tax: **Yes** Zoning:
 Lst Dtl: **None** SpecZne: **Other**

Terms: Price - As Is	APN: 060241501700	Tour:
Poss: Close of Escrow	Ocpd: V	Market: 03/03/2003
Lkbx: Yes/FRONT PORCH	Show: VACANT, GO & SHOW	24 Hrs: No
List By: COLDWELL BANKER REAL ESTAT	(510)981-3027 JOSHUA WHITMER	(510)981-3027
x3027		DOM: 9