

## ADORABLE TRADITIONAL IN PIEDMONT



### ESTRELLA AVENUE

This classic traditional was built in 1924 and is located under a canopy of Sycamores on one of Piedmont's desirable tree-lined streets. Offering a great time honored floor plan, this light-filled home features two bedrooms and one bath on the upper level, in addition to a third bedroom and secondary bath in the detached rear cottage. Gushing with history and charm the home features exceptional quality and architectural cues. Classic moldings frame the windows and doors, and the dining room features a beautiful built-in corner hutch. Elegant tile and granite are offered in the kitchen and bath, and hardwood floors sparkle throughout. The lower level offers a spacious family/rumpus room and opens to the delightful private patio and botanically rich garden. Well situated to Piedmont's superb K-12 schools, this is a wonderful place to call home! Additional information can be found on the reverse side of this brochure. **Offered at \$898,000**

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## ESTRELLA AVENUE PROPERTY FEATURES

- Two bedroom, one bath; additional one bedroom, one bath in the rear cottage
- Exceptional Piedmont location under a canopy of Sycamores
- Sunlit rooms from the many windows throughout the house
- Living room features brick fireplace and classic mantel
- Gleaming, refinished hardwood floors in the living room, dining room and upper level bedrooms
- Period details include classic moldings framing the windows and doors, and a beautiful built-in corner hutch in the dining room
- Spacious bedrooms are light and airy with graceful views of the garden and trees
- Elegant granite and tile in the kitchen and bath
- Generous storage from the cedar lined hallway closet, bedroom closets and built-ins; additional storage room for larger items adjacent to the family/rumpus room
- Spacious family room wrapped in knotty pine opens to delightful garden and patio for entertaining
- Vibrant garden is a botanical gem, rich with citrus, flowers, and lush plants; separate patio provides an exquisite environment for drinking your morning tea or coffee
- Two car garage with long gated driveway to accommodate guests
- Well situated to Piedmont schools K-12