



763 Cragmont Avenue

This home has it all; desirable Berkeley Hills location, beautiful views of the Bay and San Francisco, rich architectural details, the finest modern amenities and a magical garden setting straight out of a storybook. Built in 1929 when high quality Craftsmanship was the norm rather than the exception, this two bedroom one and a half bath home has been tastefully updated by the current owners to provide seamless indoor outdoor living with exceptional modern touches. Preserving the intrinsic old world charm and architectural distinctiveness was paramount. This is evident the

moment you step through the charming doorway to the lovely foyer. Under your feet you will notice highly distinctive tilework. Straight ahead, a picturesque staircase with antique Persian runner. To the right, the large sunlit living room offers a soaring vaulted ceiling and boasts a grand stone fireplace. A striking arched picture window offers captivating views while dramatic leaded glass doors open to the enchanting patio. Continuing on to the formal dining room you will notice the elegant beamed ceiling and original French paned windows. Guests and family...

Offered at \$985,000



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will gravitate to the stunning indoor-outdoor kitchen featuring a top of the line AGA four-oven cooker and exquisite handcrafted cabinets from renowned cabinetmaker William Ohs.



An impressive rare azure blue granite graces the counters and French quarter sawn oak on the floors. The antique oak island is actually a refurbished set of 1924 grocer bins and is simply stunning. Deep drawers provide ample room for baking supplies, bowls, oven pans, utensils and recipes.



A deep Kohler apron-front sink was chosen because of its "nostalgic appeal and modern functionality" but also because the owner's grandmother had one just like it.



A delightful seating area with upholstered bench seating offers drawers for storage and is the ideal place for relaxing or enjoying your favorite book. This comfortable space is surrounded by garden views. On a warm day you can open all the windows and listen to the birds.

Upstairs, the master bathroom has the same attention to detail and artistic workmanship; the inspiration being water and sand. A timeless antique Chinese cabinet supports a free-standing "WET" sink, the top a unique extra-thick travertine. The deep streamlined soaking tub is ideally proportioned to suit the room. Thermostatically controlled heated floors ensure you wake up in the morning to a cozy warm bathroom.

The two spacious bedrooms feature gorgeous pickled Doug Fir floors and offer exceptional privacy. French paned windows open to scenic views, the master with views of the Bay and San Francisco.



The garden was created to mimic the rock outcroppings of North Berkeley. A dry streambed was created in addition to a dry garden using many South American succulents and the silver tree *Leucadendron Argeteum*. There is a rare spiral Aloe and an unusual *Xanthorrhoea* from Australia that looks like a fountain. The front porch was refaced with solid granite treads and Gothic lamp posts were added to reflect the shape of the front window and railings. Antique Chinese door provide passage to the side yard.

A large garage and separate laundry room are in the basement. Storage area in the basement has excellent potential for a wine cellar. General upgrades to the home include new copper plumbing throughout, a tankless water heater and new sewer lateral.

Kitchen Highlights

At the heart of the kitchen is the approx. \$20,000 AGA four-oven cooker. Based on a proven design of more than 80 years, the four-oven AGA provides a truly unique and rewarding cooking experience. With 4 radiant-heat ovens, two hotplates and a warming plate this AGA has unmatched flexibility and cooking capabilities. William Ohs custom handcrafted cabinets at an approx. cost of \$35,000 offer the spirit and charm of traditional Europe. Exceptionally unique pull-outs maximize storage and create an effortless cooking and baking environment. The Jenn-Air French door refrigerator features custom panels and looks like an armoire. The antique 1924 grocery bin island is one of a kind and blends in perfectly with the timeless design of the kitchen.

