

## CLASSIC MEDITERRANEAN ELEGANCE



### 5401 MASONIC AVENUE IN UPPER ROCKRIDGE

Located in one of Oakland's most prized neighborhoods, this classic 4-plus bedroom 3 bathroom home is a shining example of classic Mediterranean elegance. Splendid old world architectural details combined with elegant updates provide a warm and wonderful setting for entertaining family and friends. Featuring an exceptionally spacious floor plan, the sense of space is echoed throughout the home's generously sized rooms and evident again when you step outside onto the expansive, landscaped gardens that surround the property. A large rumpus room on the lower level with fireplace and built-in bench seating provides a great setting for indoor recreation. A classic home with room to grow! See additional photos & information on the reverse side of this brochure. **Offered at \$1,195,000**

East Bay

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NAHID NASSIRI

## 5401 MASONIC AVENUE



### PROPERTY FEATURES

- Super spacious 4-plus bedroom, 3 bathroom home in Upper Rockridge
- Lovely oversized corner lot with beautiful landscaped gardens that surround the home; the gardens feature charming stepping stones, lot's of grass for play and three separate patios
- Main level features random peg and plank floors
- Living room features a vaulted wood beam ceiling, storybook fireplace and large arched picture window
- Formal dining room is adjacent to formal entry and features lovely garden views
- Updated kitchen offers new granite countertops, stainless steel stove, classic cabinets with designer hardware and access to the back garden
- Breakfast nook with built-ins
- Large rumpus room features brick fireplace, window bench seating and wet bar area
- Generously sized bedrooms offer privacy and hardwood floors
- Interior access from garage; room for workshop and loads of storage

See [www.NahidNassiri.com](http://www.NahidNassiri.com) for a virtual tour and for more information on this fine property

# Recent Upgrades

5401 Masonic Avenue

## HOME EXTERIOR: (Performed with permits)

- Removal & re-installation of stucco around two rear bedrooms
- Repaired dry rot framing, reframed the 3 existing columns, repaired the dry rot on the porch wall leading into the kitchen, and new stucco. (Item 6f in termite report.)
- Stucco & dry rot repaired at corner adjacent to the BBQ pit
- Stucco & dry rot repaired around window leading into the basement

## KITCHEN REMODEL: (Performed with Permits)

- Partial new electrical
- Partial new plumbing
- New cabinetry
- New countertop
- New stove hood
- New dishwasher
- New free standing gas range stove
- New sink
- New faucet
- New garbage disposal
- New windows

## MASTER BEDROOM: (Performed with permits)

- Removal of partition wall between the two rear bedrooms to create master suite.
- Installation of 3.5" x 9.5" parallel beam
- Installation of two new windows
- A portion of the new master bathroom was originally a hall way bathroom which was reconfigured and converted into master bath.
- Repair of dry rot on bathroom floor
- New electrical
- New plumbing
- New tile floors
- New shower enclosure
- New cabinet
- New mirror
- New marble countertop
- New faucets
- New fixtures
- New lighting
- New bathtub
- New toilet

## HALL WAY

### BATHROOM: (Performed with permits)

- Repaired dry rot on bathroom floor and laid new tile
- New pedestal sin
- New toilet
- New faucet
- New mirror

### RUMPUS ROOM

- Repaired a portion of the bench
- Removed portion of built-ins
- Removed light fixtures & installed track lighting

### LIGHTING: (Performed with Permits)

- Replaced several lighting fixtures throughout home
- Installation of new recessed lighting in hallway

### HARDWOOD FLOORS:

- Refinish all existing hardwood floor and steps
- Installation of new hardwood floor in kitchen

### ROOF:

- Partial roof repair
- Installation of 3 new aluminum down spouts

### LANDSCAPING:

- Installation of all new sod
- Installation of sprinkler system w/timer in both front, back and side yards
- Removal & trimming of bushes, trees etc.
- New plants & flowers were planted throughout property

### PAINT:

- New paint throughout interior & exterior of house