

# CLASSIC COLONIAL HOME WITH SOLAR



## 715 ROSAL AVENUE IN CROCKER HIGHLANDS

Treat yourself to a light-filled Solar equipped home in sought after Crocker Highlands. Close to shops, cafes, transportation and the Lake Merritt Farmer's Market, this 3-plus bedroom 2 bath Colonial style home has loads of original charm and has been tastefully updated to provide modern amenities - new bathrooms with designer finishes, refinished wide plank floors, recessed lighting and numerous dual pane windows. Guests and family will love gathering in this home with its excellent flow and separation of space. The spacious sunny living room opens through French doors to a splendid patio and garden retreat. Formal dining and a charming breakfast room are accessible from the open foyer. All bedrooms are on the upper floor in addition to the generous bonus room ideal for a family or media room. Additional details of this lovely home can be found on the reverse side of this brochure.

**Offered at \$795,000**

East Bay

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NAHID NASSIRI

# 715 ROSAL AVENUE



## PROPERTY FEATURES

- Sunny 3-plus bedroom, 3 bathroom Colonial home in Crocker Highlands; spacious plus room makes a great family or media room
- Conveniently located to Lakeshore and Grand Avenue shopping; fast commute to San Francisco
- 3000 watts of Solar voltaic panels on the roof make for very inexpensive electric bills
- Many updates throughout the home including new bathrooms with designer finishes, refinished wide plank oak floors with contrasting pegs, recessed lighting and numerous dual pane windows
- Spacious formal living room has French doors to private patio and front porch, recessed lighting and a classic brick fireplace with mantel
- Formal dining room and charming breakfast room with built-ins off the kitchen
- Three nice sized bedrooms, spacious plus room and two full bathrooms on the upper level offer generous space and privacy.
- Laundry room off kitchen with separate entrance
- The sunny gated patio is level out from the living room and offers a built-in brick grill for outdoor entertaining; the large landscaped garden above the patio is great for play and entertaining

**See [www.NahidNassiri.com](http://www.NahidNassiri.com) for an expanded photo gallery of this fine property**

*\* This information is deemed reliable, but not guaranteed*