

SPACIOUS DUPLEX SHOWS PRIDE OF OWNERSHIP



552 VALLE VISTA AVENUE IN THE GRAND LAKE DISTRICT

This classy duplex with designer touches offers a terrific opportunity to own a stylish home with great income. Showing tremendous pride of ownership, this sunny home features sophisticated updates, original charm and lovely landscaped front and back gardens. The unusually spacious owner's unit features 3 bedrooms, 1 and a half baths, high ceilings, generous rooms and classic finishes. The floor plan is ideal for entertaining with large formal living and dining rooms and a sleek eat-in kitchen with classic cabinets, granite counters and professional range. The nicely appointed rental unit on the lower level has two-plus bedrooms, 1 and a half baths, modern kitchen and deck to the lovely back garden. The plus room can be used as an office or third bedroom. See additional photos & information on the reverse side of this brochure. **Offered at \$875,000**

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552 VALLE VISTA AVENUE



PROPERTY HIGHLIGHTS

- Spacious duplex in the Grand Lake district featuring owner's unit on upper level with 3 bedrooms and 1-plus bathrooms; 2-plus bedrooms and 1-plus bathrooms on the lower level offers great income
- Vibrant location close to everything; walking distance to Grand Avenue shops, restaurants, cafés and Saturday Farmers' Market; Convenient to Lakeshore Avenue, Lake Merritt and major transportation
- Level front and back fenced gardens with grass for play; back garden has hot tub and deck from lower unit
- Owner's unit offers traditional floor plan and features sunny, generously sized rooms, hardwood floors and high ceilings
- Large formal living room has fireplace with mantel and features pocket doors that open to formal dining room
- Chic eat-in kitchen boasts elegant designer finishes - polished marble floors, classic cabinetry, granite counters and stainless steel appliances; dedicated laundry room off kitchen
- Classic Restoration Hardware-like bathroom with pedestal sink, standing shower and separate tub
- Bedrooms are spacious with lots of light
- Updated lower unit features hardwood floors with modern kitchen; plus room can be used as third bedroom
- Long driveway with plenty of off-street parking

See www.NahidNassiri.com for an expanded photo gallery and more information on this fine property