



### SPACIOUS ~ ELEGANT ~ INVITING

Sophistication meets functionality in this beautiful mid-century home. The flowing floor plan offers spacious rooms with character and plenty of natural light. The living room and dining area showcase peaceful bay views. Holiday gatherings with family and friends come to mind.



*This charming home offers an elegant, spacious and warm ambiance. It will engage you from the moment you enter its threshold. It is a wonderful home for entertaining.*

### AN ABUNDANCE OF NATURAL LIGHT

This special split-level home overflows with charm. The open floor plan is inviting, spacious and functional. Throughout the home oversized windows frame serene views while they welcome the sun to shine on the hardwood floors, emphasizing the warm hue of the natural wood. The recently updated, well appointed kitchen has a filtered bay view. The living room features a beautiful fireplace flanked by a serene Bay View. The dining area has access to a quaint balcony - it's the perfect place to have morning coffee and evening libation. A gracious wide stair way leads you to the three bedrooms and bath. They are spacious rooms with plenty of natural light. There is direct access to the landscaped level back yard which is perfect for play and entertaining. The large family room offers a second fireplace. It is another special space for gathering with family and friends.





STUNNING UPPER ROCKRIDGE BEAUTY  
5520 Proctor Avenue ~ 94618

CONVENIENT CENTRAL LOCATION

This striking Upper Rockridge home is located near the Montclair Village, Rockridge and Piedmont Avenue shopping districts. The “Village” is a seven acre park with a duck pond, fountain, mock Western Town and a Tot play area. Just a short stroll will take you to the Sunday Farmers’ Market, popular restaurants, unique gift shops and your choice of grocery stores. A short bike ride or six minute drive will take you to the renowned Rockridge and Piedmont Avenue shopping districts, which offer an eclectic mix of shops and restaurants.

TIMELESS APPEAL

5520 PROCTOR AVENUE ~ 94618  
Offered at: \$1,175,000

Three Bedrooms ~ Two and One Half Baths  
Family Room with Fireplace and Separate Entrance

- Updated Kitchen with Sunny Breakfast Nook and Filtered Bay View
- Easy Access to Level Back Yard, Great for Play and Entertaining
- Bay Views from Living Room ~ Dining Area and Kitchen
- Large Garage with Work Shop Area and Interior Access

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