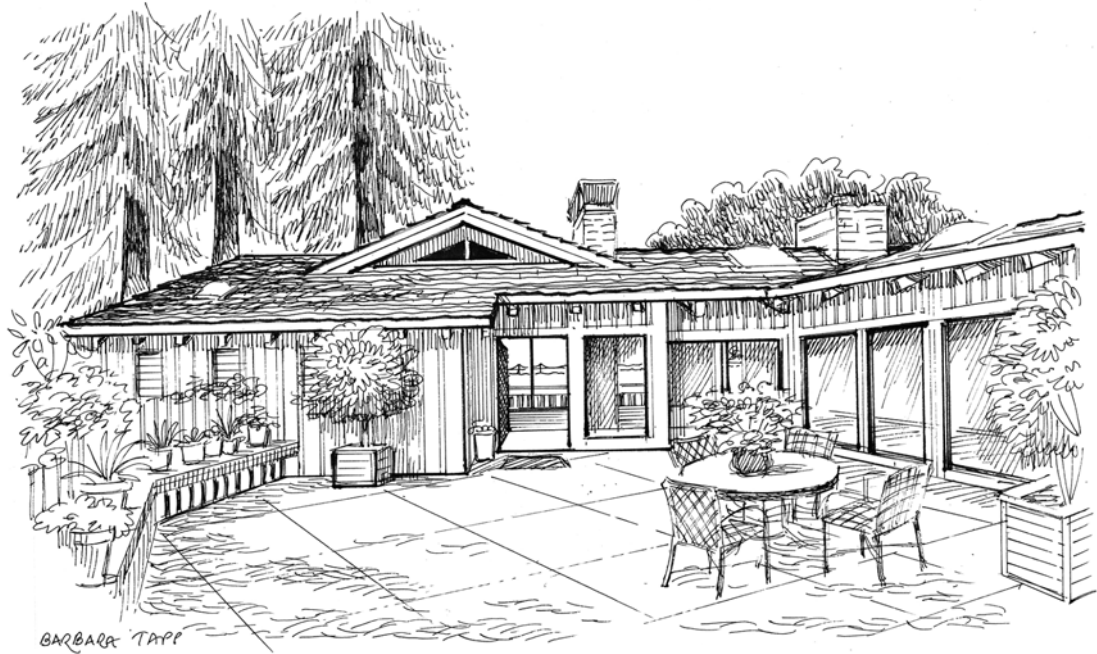


87 Southhampton Avenue, Berkeley



Mid-Century Classic With Views!

This home is well worth the work it needs. A certain school of architecture just past mid-century embraced the outdoors by inviting it into light-filled, open spaces. This is a timeless concept and one used to full advantage in this nicely crafted home. A welcoming and very usable front patio immediately reveals the spacious interior and the views beyond. Through a slate entry you will find a classic and spacious living room with beamed cathedral ceiling. Views abound from the well laid-out confluence of living room, family room, formal dining room and rear deck. There are two fireplaces on this level alone, providing the warmth and comfort that only a real wood fire can offer. An ample formal dining room looks through the upper branches of a magnificent oak to the Bay. In fact, the living room family room, dining room, deck and well appointed master bedroom all face views of the Golden Gate and Mount Tam. There are two bedrooms and 3+ baths on the main level, as well as a second family room (with a third fireplace) and 3rd bedroom with bath on the lower level. Workshop/studio space is plentiful in two semi-finished rooms which also allow for a variety of expansion options. Reports and bids are available for the roof and foundation.

Offered at \$1,025,000 as-is

- **3 Bedrooms / 4+ Baths**
- **Golden Gate/Mt. Tam Views**
- **Wonderful Indoor-Outdoor Feel**
- **Formal Dining Room With Views**
- **Lovely Kitchen With Center Island**
- **Master Bedroom W/Dressing Area**
- **And 2 Baths, 1 With Jetted Tub**
- **Every Bedroom Has Own Bathroom**
- **Two Family Rooms On Two Levels**
- **2 Car Garage**
- **Developable Workshop/Studio Space**
- **Great Neighborhood**
- **Three Fireplaces On Two Levels**

Northbrae
Properties

Northbrae Properties believes that all material is correct but assumes no legal responsibility for its accuracy
1600 Hopkins Street, Berkeley, CA 94707

Anita Thede – Gail Craine

510 526-4336 — 510 527-7844
anita@northbrae.com