



2237 Carleton Street Berkeley

Looks warm and cozy and small from outside. You'll be surprised! Easy-flow living on four levels. Level to front door and all main floor rooms. Many riches everywhere you look. Several public rooms: front, sitting, dining, office and meeting rooms. Charmingly unpretentious.

\$975,000

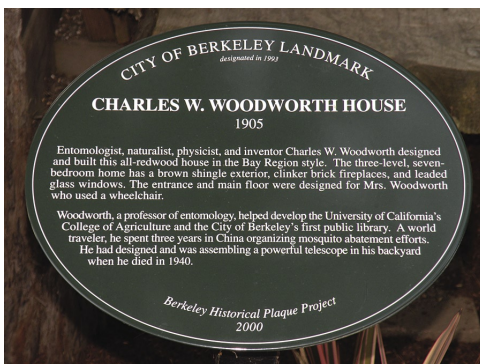
NINETEEN ROOMS

LIVING AREA 3997 SQ. FT.
LAND 6750 SQ. FT. (50 x 135)

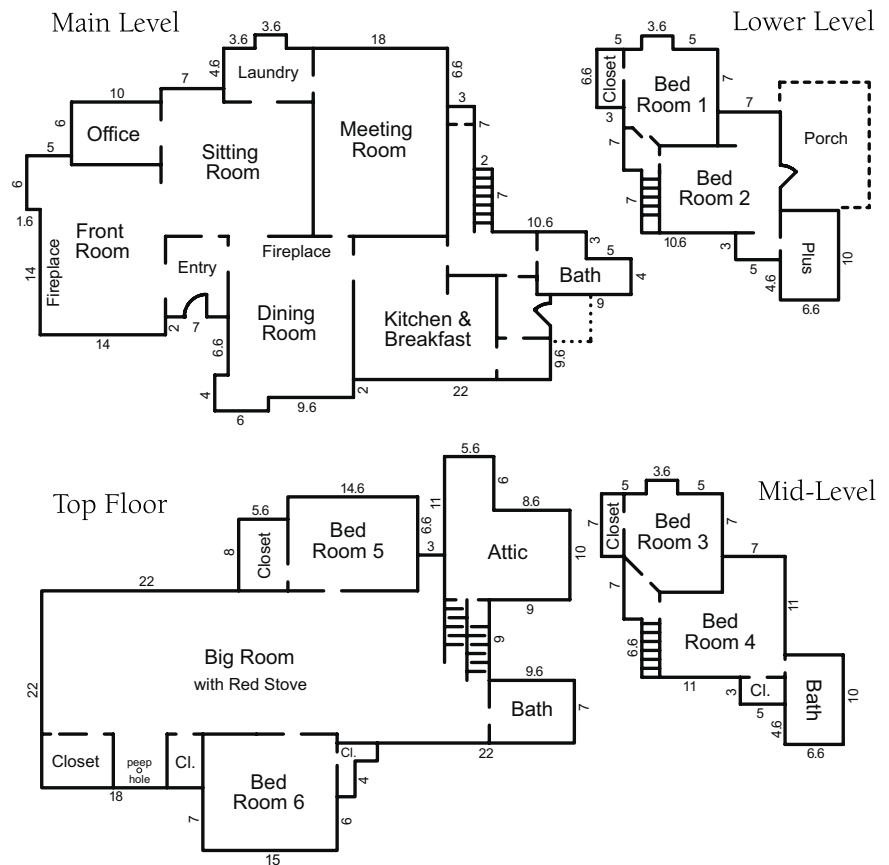
Approximate square footage
1780 Main Level
400 Lower Level
1407 Top Floor
410 Mid-Level
+ Basement and Attic

6 Bedrooms - wow
3 Bathrooms - wow
Lots of other rooms - wow
More than a dozen closets - wow

Berkeley Landmark No. 180.
Built in 1905 by Charles Woodworth



COMMODIOUS





Window seats in many rooms. Old wood paneling. Fir and oak wood floors. Built-ins, pocket doors and coved plaster ceilings. Leaded glass windows.

KITCHEN contains an O'Keefe & Merritt vintage gas stove. New Bosch dishwasher. Tile, wood and marble counters. Open cupboards, breakfast booth.

*Stay, stay at home, my heart, and rest;
Home-keeping hearts are happiest. —Longfellow*
(Can you find this verse in the Sitting Room?)

ATYPICAL COTTAGE BIG ROOM



Top floor big room with high ceilings and skylight is about 45 feet long. Additionally, 2 bedrooms and a full bath are on that level. Child's balcony, tiny secret room, peep hole to see visitors at the front door.

GARDEN is large and private. Peaceful. Raised planting beds, chicken coop, tool and bike areas. Hot tub, sitting porches, covered workspace.

UTILITY BASEMENT can be entered from inside the house and from the driveway side.

THIS IS A WONDERFUL HOUSE

www.2237Carleton.com

Sewer lateral and Berkeley RECO compliant.
Inspection reports available.

The MILLS ACT trades property tax credit for restoration work on landmarked properties. Through the Mills Act this house qualifies for reduced property taxes to 2012. It may be possible for the new owner to renew the contract.



Tarpoff & Talbert
RESIDENTIAL REAL ESTATE
510 653 2050
www.tarpoffandtaltbert.com