

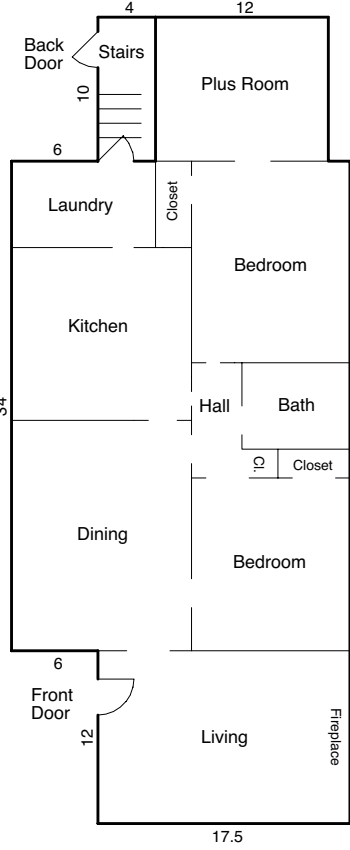
SQUARE FOOTAGE

- Front House 1129
- Basement 261
- Back House 741
- Garage 171
- Workshop 532
- Land 7225

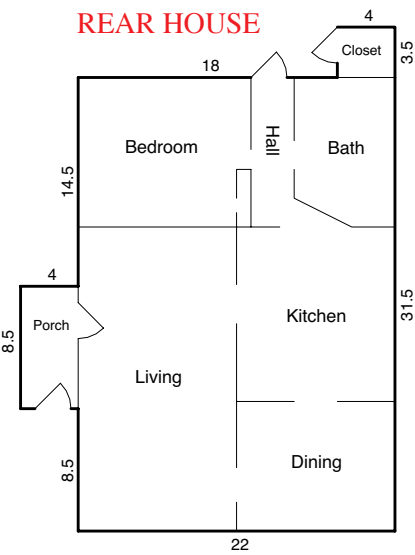
REPORTS

- Westby Home Inspection report on all 3 buildings
- Mitts Termite clearance front house only
- See disclosure package for other inspections and more information plus bids for some work including RECO

FRONT HOUSE



REAR HOUSE



3 Buildings: House, Cottage and Workshop

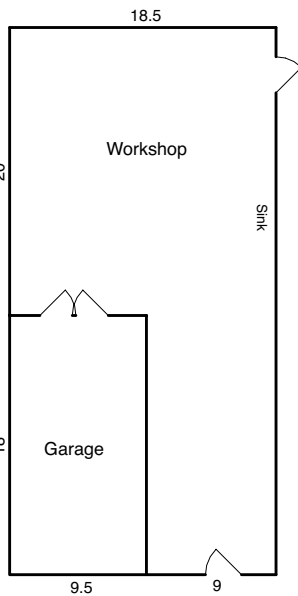
Say you love me too, Honey



1144 and 1144^{1/2} Delaware Street
Berkeley

- Less than 5 blocks to North Berkeley BART station
- About twice that to 4th Street shops
- Country size lot about 35' wide x 204' deep
- Owner occupied since purchase in 1946
- Completely vacant now

\$750,000 as they sit



FRONT HOUSE

- 2 plus bedrooms, 1 bath
- New tile in kitchen and bath
- Mitts Termite clearance
- New water heater
- Inside partial basement
- Hardwood nice and good paint
- Fireplace and built-ins
- Formal dining room
- Separate laundry room
- Furnace needed
- Electrical upgrade needed
- No earthquake retrofit
- Needs gutters and down spouts
- Main section roof ok, but back needs replacement

BACK HOUSE

- 1 bedroom, 1 bath
- Very high ceilings
- Newer tall windows
- Beadboard wainscot
- Cottage white inside
- New water heater
- Enclosed front porch
- Raised concrete foundation 3 sides
- No kitchen appliances
- Heat needed
- Porch roof needs work
- One side foundation never built
- No earthquake retrofit
- Needs electrical upgrade
- Floors covered with old vinyl

WORKSHOP

- Drive through garage
- Over 700 sq. ft. in all
- Water and electrical
- Good concrete floor
- Electric saws, etc. stay

GARDEN

- Eureka and Meyer Lemons
- Peaches and Persimmons
- Apples ripening
- Full sun area for vegetable garden

*Everyday will be so sunny
Honey, with you*



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