



Dawn Redwood - *Metasequoia glyetostroboides*

Thought to have been extinct for thousands of years, this plant was found growing in a few isolated sites in its native China during the 1940s. It is a pyramidal tree with small cones and soft, pale green needles that turn light bronze in autumn, then drop to reveal attractive winter silhouette. While in leaf, it also bears superficial resemblance to coast redwood.



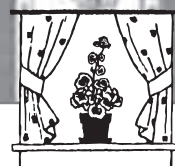
Sleeping porch slider windows



Dining room built-in



Living room fireplace



Tarpoff & Talbert

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Great Grandmother prepared and staged by Scout

Great Grandmother

LOVELY BUT A BIT FRAIL



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NEOCLASSIC ROWHOUSE STYLE: ONE-STORY ON A RAISED FOUNDATION
WITH A HIPPED ROOF AND DORMER WINDOW

She's in her 96th year

- Her main roof is old, has been patched, and it will need replacement before long. \$7,500 — Lovett & Lovett Roofing.
- Gutters need some work now.
- The termite report calls for new front steps, back porch and steps, dining room windows, misc. \$32,415 — Structural Renewal Inc.
- Drainage could use improvement.
- Fireplace is not safe to use. It can be entirely rebuilt and refitted. \$3,450 — Paul Mickiewicz, chimney mason.
- Foundation concrete is porous and soft in spots. Replace under house + build under sleeping porch + seismic bolt, etc. \$46,540 — Alameda Structural Inc.
- The detached garage is deteriorated.
- She has other imperfections.



PRICED "AS IS" AT \$595,000

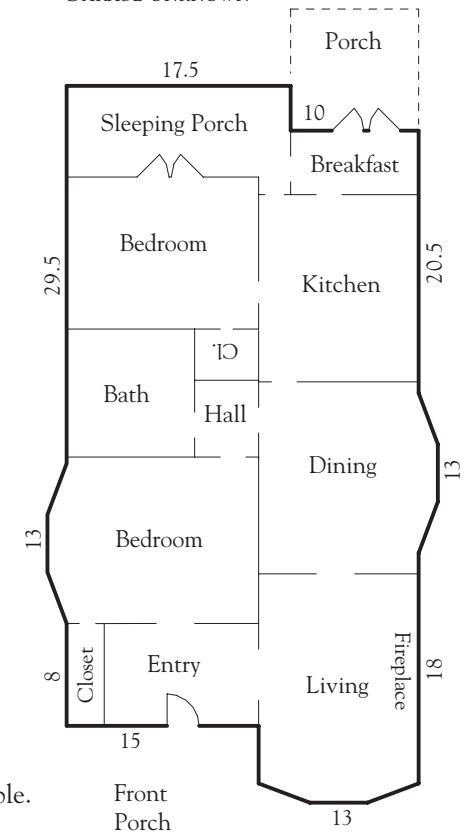


- She has many charms.
- A flagpole in the back garden.
- Newer electrical system.
- Freshly painted interior.
- Brand new central heating.
- Original built-ins.
- Curving baseboards and window bays.
- Inlaid oak floors.
- Large newer bathroom with light well.
- Dining and breakfast rooms.
- Walk-in closets.
- All windows are made of wood.

- Two generous bedrooms.
- An all-wood sleeping porch.
- Slider windows.
- Laundry in basement.
- Electric dishwasher in kitchen.
- Vintage stove and California cooler.
- Easy under-house access to systems.
- Wainscot and boxed beams and leaded glass.
- Working pocket doors.

- Matt Cantor general physical inspection available.

HOUSE LIVING: 1434 SQ. FT.
UNFINISHED BASEMENT: 1257 SQ. FT.
GARAGE UNKNOWN



Still full of Ebullience



*I had a dream dear; you had one too.
Mine was the best dear, for it was of you.*

—An old song