

# DELIGHTFUL LARGE HOME IN THE CENTER OF TOWN

Asking Price: \$749,500 1822 Union Street, Alameda, CA 94501



## Lower Level:

- Open Floor Plan.
- Updated kitchen.
- Breakfast Nook.
- Family Room.
- 1 bedroom.
- 1 Updated bathroom.
- New hardwood floors.
- Many dual-pane windows.
- Fireplace w/gas insert.
- Mostly insulated walls.
- Rear deck.
- Laundry Room.

## Upper Level:

- 3 bedrooms.
- 1 Updated bathroom.
- New wood laminate floors.

Large insulated attic.  
2,145 sq.ft. living area.  
4,968 sq.ft. lot size.  
Circa 1899.

Built in 1899, this delightful 2,145 square foot, two-story home on an approximately 5,000 square foot lot has been meticulously and painstakingly remodeled. The main level includes a foyer that leads to a spacious open floor plan on the left, which together with new hardwood floors, new dual-pane windows, and a fireplace with a gas insert is truly ideal for family living, family get-togethers and entertainment.

Adjoining this splendid open space is a brightly-lit and tastefully remodeled kitchen with solid stone countertops. Adjacent to the kitchen is a comfortable den that can be alternatively used as a breakfast nook or family room or an office.

To the right of the foyer, a private bedroom with large dual-pane windows provides the privacy and a peaceful retreat for one's guests or for one's office. In the center of the lower level is an updated bathroom with new floor tiles.

The large rear porch, with access from the kitchen, is ideal for barbecuing. It is perfect for those nights when you want to cook out and eat in, while watching a classic movie with family and friends. The porch also overlooks a beautiful backyard with a large luscious green lawn that spans the width of the property. The backyard is certainly big enough to also accommodate a ground-hugging deck in the future for added convenience and entertaining. A big laundry room in the rear provides plenty of space for organizing laundry.

Upstairs there are three (3) bedrooms, all of which have been remodeled with new wood laminate floors. The upstairs bathroom has also been remodeled with new floor tiles and new fixtures.

The lower level, which is outfitted with new wall insulation, is equipped with central heat. The large attic is also insulated and provides an abundance of storage space. The driveway to the left provides for parking and access to the backyard for a possible future garage(s) in the rear.



[www.panavista.com/1822UnionStreet](http://www.panavista.com/1822UnionStreet)

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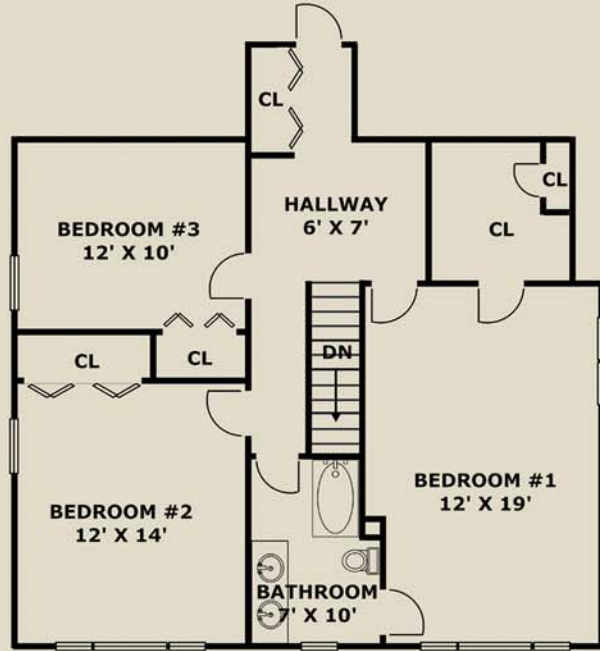


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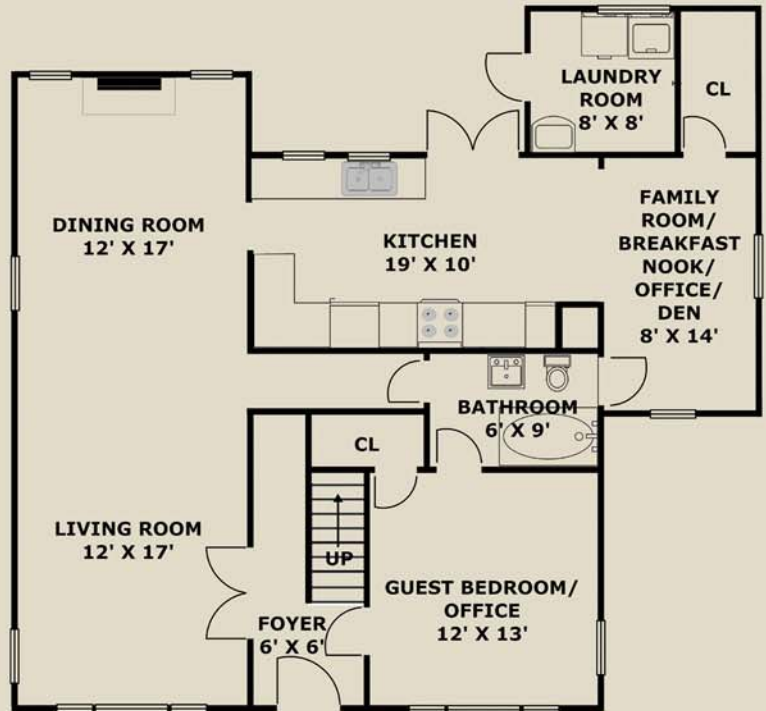
PANAVISTA REALTY

2503 Lincoln Avenue, Alameda

**FLOOR PLAN FOR 1822 UNION STREET, ALAMEDA**



**UPPER LEVEL**



**LOWER LEVEL**

All measurements are approximate and not guaranteed to be either exact or to scale.