



LARGE 4-BEDROOM, 3-BATH HOME IN ALAMEDA'S EAST END

2609 Calhoun Street, Alameda, CA 94501

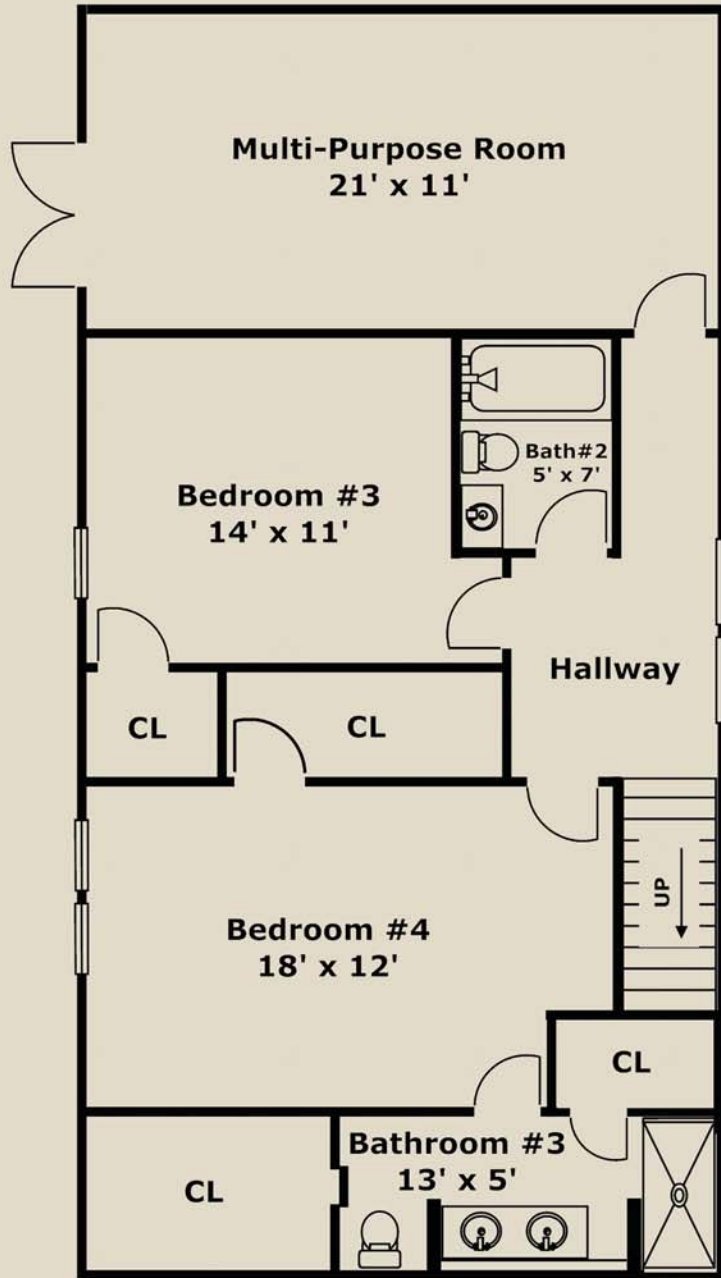
Living Area: Approximately 1,793 Sq.Ft.

Offering Price: \$869,000

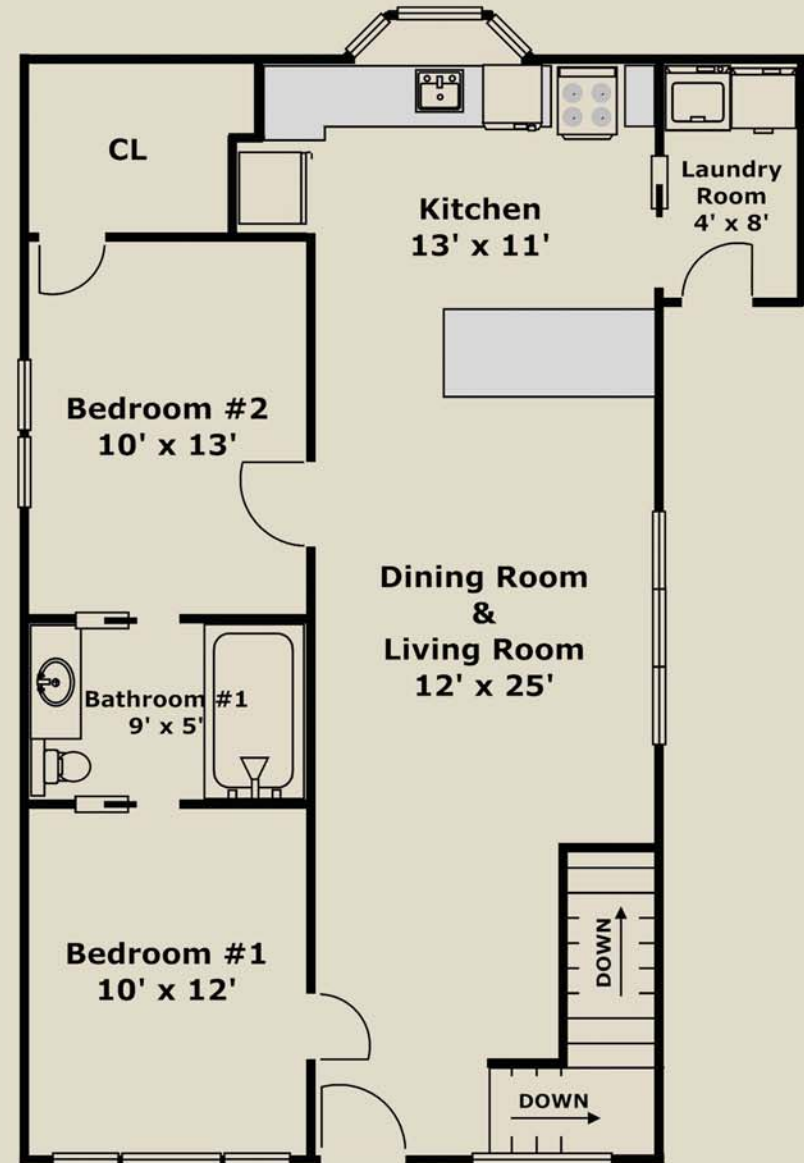
www.Panavista.com/2609Calhoun

(510) 523-0707 
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2503 Lincoln Avenue, Alameda



Lower Level



Main Entry

Upper Level

Layout and all measurements are approximate, and not guaranteed to be either exact or to scale.



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Built in 1900 and remodeled in 2015, this 2-story, 4-bedroom, 3-bathroom home in Alameda's coveted East End has a striking and welcoming curb appeal. By nightfall, the decorative LED lighting casts enchanting shadows on the front façade.

Past the front porch, you'll be beckoned into an elegant and open floor plan featuring a living room and dining room with coffered ceilings and hardwood floors.

Straight ahead is a tastefully remodeled kitchen. This is a warm kitchen with a large breakfast island that allows for casual dining within the kitchen and provides a nice place to relax and catch up with friends and family while cooking dinner.

The main level of the home also has two bedrooms with hardwood floors that are separated by a bathroom which is equipped with an extra-large jacuzzi tub and a large sky light. Off to the right of the kitchen is the laundry room with hookups for a washer and gas dryer.

Downstairs is a newly-built master suite with energy-efficient dual-paned windows, insulated walls, and recessed LED lighting. The master bathroom is equipped with a dual sink vanity, recessed LED lighting, and a large linen closet. Straight ahead is another bright and spacious bedroom, a full bath, and a large multi-purpose room.

Most bedrooms overlook a neatly landscaped yard with redwood fencing and a custom-built western cedar gate. The yard also features a large paved patio area that is both private and perfect for barbeques, a lush lawn adorned with an apple tree, a lemon tree, a holly tree, a prolific fruiting thornless blackberry bush, and an antique brick carport for off-street parking.

2609 Calhoun Street is simply a great place to call home!

Other Desirable Attributes:

- *Separate gas-operated wall heaters on each floor.*
- *Copper plumbing and mostly newer electrical on the upper level.*
- *New electrical, and new copper and PEX plumbing on the lower level.*
- *New interior paint; newer exterior paint; new roof and gutters; new tankless hot water heater; new 200 amp electrical service.*
- *Close to schools, local amenities, and trendy restaurants and local shops on Park Street.*
- *Close proximity to Transbay AC Transit "OX" line to San Francisco on Encinal Avenue, and more local transportation on both Encinal Avenue and Otis Drive.*
- *Approximately 1,793 sq.ft. living area; 3,050 sq.ft. lot size.*



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