

ENERGY-EFFICIENT COLONIAL REVIVAL IN THE WEST END

Asking Price: \$759,000

463 Haight Avenue, Alameda, CA 94501



Key Features:

- 3 Bedrooms.
- 2 Updated Bathrooms with Tubular Skylights.
- Living Room.
- Dining Room.
- Wood-burning Fireplace in Dining Room.
- Murphy Bed in Bedroom #3.
- Coved Ceilings.
- Pocket Doors.
- Inlaid Hardwood Floors.
- Dual-Pane Windows.
- High Baseboard Trim.
- Laundry Room.
- Full 7' tall Basement.
- Attached 1-car Garage.
- 1,580 Sq.Ft. Living Area.
- 5,848 Sq.Ft. Lot Size.
- Circa 1908.

Energy-Efficient Features:

- Photovoltaic Solar Panel on Roof.
- Solar-powered Attic Ventilation.
- Insulated Attic, Walls and Floors.
- Tubular Skylight in Bathrooms.
- Electric Car Charger in Garage.
- Tankless Water Heater.
- Hi-Efficiency Central Heat Unit.

Other Desirable Attributes:

- Newer Roof and Gutters.
- Newer Copper Plumbing.
- Custom Honeycomb up/down Window Shades.
- Some Upgraded Electrical.
- Low maintenance Drought-resistant Landscaping.
- Large mature Avocado Tree.
- Walking distance to Schools, Farmer's Market, and Webster Street Shopping and Transportation.



www.panavista.com/463HaightAvenue

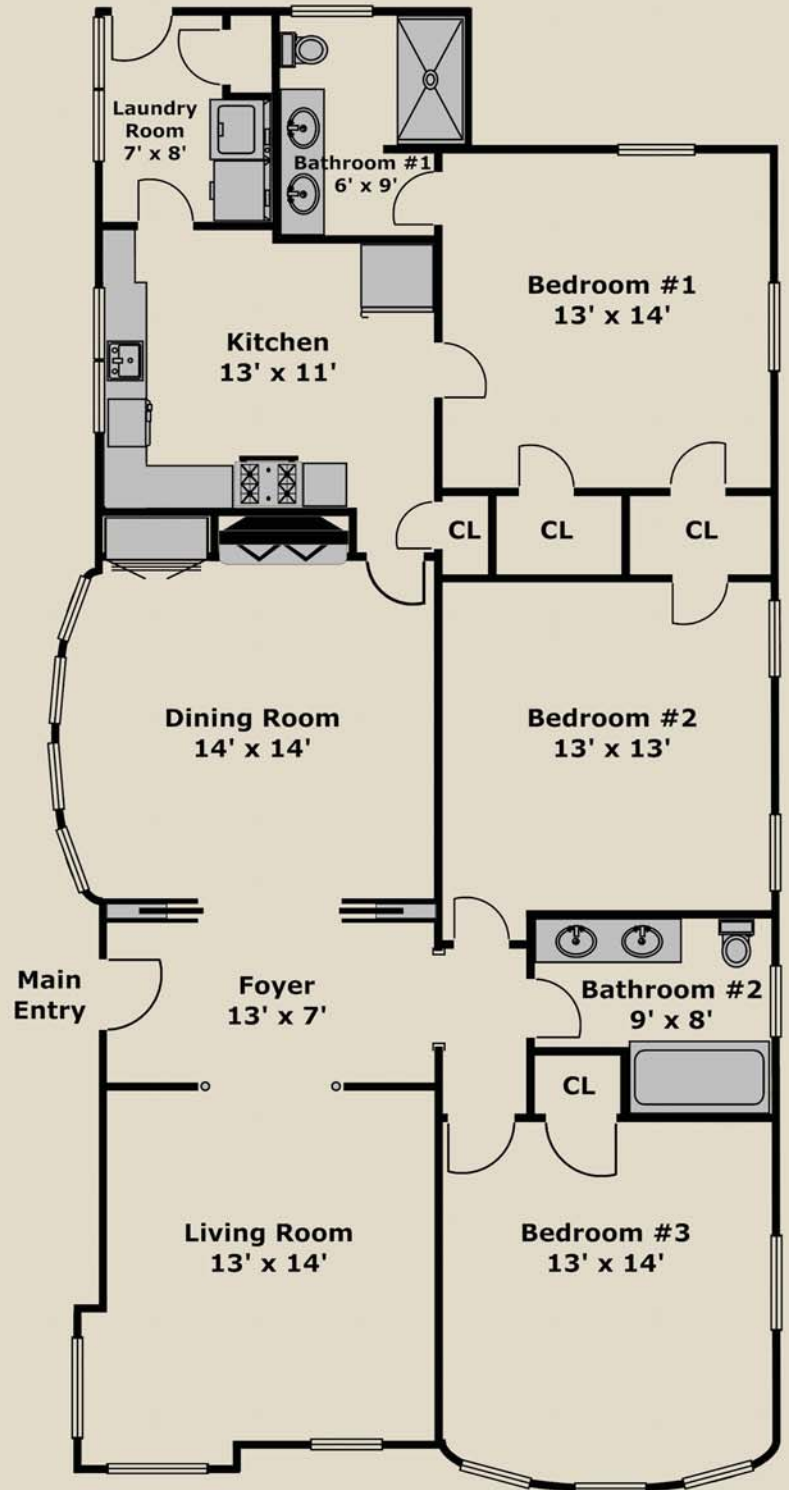
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FLOOR PLAN FOR 463 HAIGHT AVENUE, ALAMEDA



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