



Up and beyond the patio area you will experience the fabulous cottage retreat! This structure was designed with relaxation, creativity and fun in mind. Pull up a seat by the fireplace enjoy the dazzling views of San Francisco, the Bay and Golden Gates bridges and beyond. Next, step outside to your private patio and submerge yourself in the hot tub after a long day. And there's more! Just a few steps up the hill and you will find yourself on the top of your world. The roof deck is a peaceful spot to enjoy a glass of wine while watching the sun set over the Golden Gate Bridge or to play a game of croquet. Options are endless! The upper portion of the back yard is a lovely, private place to plant a little garden or just escape the world for awhile. Just open your back gate and you're on your way to the Sunset trail!

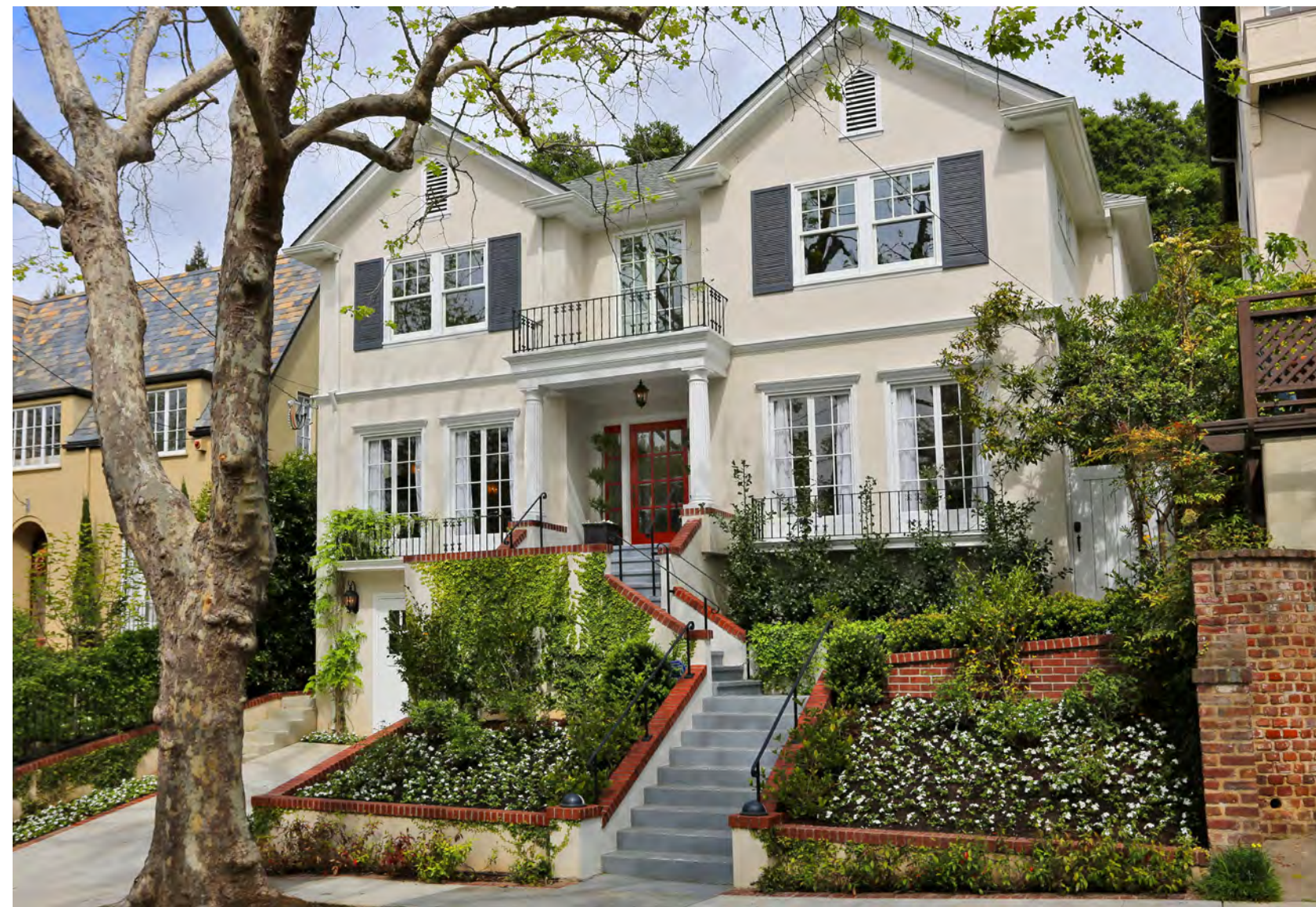
Minutes from the Claremont Hotel and Resort, Domingo Shops and College Avenue, easy transportation to SF, hiking trails and so much more - see 139alvarado.com for more neighborhood information.

Offered for \$1,775,000

Information deemed reliable but not guaranteed.



LUXURY PORTFOLIO
INTERNATIONAL



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*139 Alvarado Road
Berkeley*



Casual Elegance Exemplified

Located in the sought-after Claremont neighborhood, this gracious 1920's home has been lovingly renovated from top to bottom by the renowned Jarvis architects with no expense spared. The finishings, design and craftsmanship of this home are simply unsurpassed.

The home offers a traditional floor plan for the modern family of today. You will find it's easy to love this home. On the main level, a spacious and elegant living room with a romantic fireplace is the perfect place for entertaining. The formal dining room is sun-filled and inviting. The kitchen is simply a cooks dream! Natural sunlight floods this room through a wall of windows that visually extends the indoors to the outdoors and offers level passage to rear patio, lawn and gardens. A cozy window seat and table create the perfect place for sharing stories with family and friends.

All three bedrooms are upstairs and are of generous proportions. The master suite is both elegant and comfortable offering a true spa like bath and an expansive walk-in closet.