

Home in beautiful neighborhood

[1128 Amador Avenue, Berkeley](https://www.compass.com/listing/1128-amador-avenue-berkeley-ca-94707/1379119959704130369/)

\$1,550,000

3 Bedrooms, 1 bathrooms, 1617 Sq. feet

<https://www.compass.com/listing/1128-amador-avenue-berkeley-ca-94707/1379119959704130369/>



Welcome to this charming English cottage nestled in the heart of North Berkeley. This captivating residence built in 1915 was designed by Walter H. Ratcliff, Jr, a well-known Berkeley architect. The home has been meticulously cared for, preserving its authentic charm while incorporating modern upgrades such as new foundation, remodeled kitchen & bath, new roof, converted garage & more! The main floor has 2 bedrooms and a full bath. Venturing upstairs is a third bedroom and a charming plus room creating a cozy retreat or a private office. The living & dining rooms are filled with the glow of afternoon sunshine and provide a perfect space to enjoy the ever-changing filtered views of the bay & its wonderful sunsets! Adjacent to the dining room is a well-appointed kitchen featuring top of the line appliances & custom cabinetry. One of the highlights of this home is the seamless indoor/outdoor flow. Open the dining room doors & you'll step onto a delightful deck. Stepping down from the deck is a grassy area adding to the sense of privacy & providing ample space for outdoor activities. The converted garage can be a great office or a place to just relax. Nearby is Live Oak Park, Farmers' Market, Gourmet District, & Solano Ave Shops. A welcoming neighborhood, you will feel right at home!



\$1,550,000

Term	30 Year jumbo	30 Year jumbo	15 year Jumbo
Down	20% \$310,000	15% \$232,500	20% \$310,000
Loan amount	\$1,240,000	\$1,317,500	\$1,240,000
Rate & APR	7.125%--7.236%	8%--8.117%	7%--7.178%
Payment	\$8,354	\$9,667	\$11,145
Approx. taxes	\$1,615	\$1,615	\$1,615
Insurance	\$168	\$168	\$168
PMI	\$0	\$209	\$0
Monthly payment	\$10,137	\$11,658	\$12,928

All calculations are estimates. Actual amounts may vary. Mortgage interest rates are dependent on a number of factors, including credit score, down payment, and repayment length.

Open house dates: Sunday, August 20th. 2:00 to 4:00 PM

Take a tour with Leslie Easterday

Cell: 510.334.9281 Email: leslie.easterday@compass.com

Leslie Easterday

510.334.9281

leslie.easterday@compass.com

Agent license: 00833300



Compass, Alameda

1414 Park Avenue Alameda CA 94501

<https://www.compass.com/homes-for-sale/alameda-county-ca/>

Company license: 01991628

COMPASS