

MLS Alliance | Client Report

**419 EUCLID AVE****OAKLAND, CA 94610****Area: 2610****Residential Detached**

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**Status: Pending****List Price: \$899,000****Listing Date: 05/14/2009****Orig Price: \$899,000****Pending Date: 07/18/2009****Sale Price:****Sold Date:****Off-Mkt Date: 07/18/2009****Property Information**

**Bedrooms:** 6      **Apx Lot Acre:** 0.15  
**Baths:** 2 / 1      **Apx Lot SqFt:** 6375  
**Apx SqFt:** 3442      **Yr Built:** 1911  
**Age:** 98      **Yr Blt Source:** Public Records  
**Garages:** 1      **Builder:**  
**Fireplaces:** 2      **Model:**  
**Rooms:** 9      **Stories:** Two Story  
**Pool:** No      **Complex:**  
**New Sub:**      **D/N/S:** LAKE MERRITT  
**HOA:** No      **HOA:**  
**Floor:**      **HOA Fees:**  
**Total Units:**      **HOA Phone:**  
**% Own Occ:**      **Census Tract:** 4037.00  
**List \$/SqFt:** \$261      **Pend Litigation:**  
**24 Hr Notice:** No      **Listing Service:** Full Service

**MLS No.:** 40410045

Gorgeous grand home steps from Lake Merritt in wonderful condition with original features intact. Impressive entry, LR and FDR, 2 fps. Updated kitchen, 4 ++ bdrm, 2+ ba, 2 balconies, Indry room, office, playroom/sunroom, garage, yard, near 580, shopping, restaurants, theatre

**Directions:** Grand Ave to Euclid**Cross St:** Grand Ave.**Thomas Bros:** 649J3**Features**

<b>Bath Non-Mstr Include:</b> Shower Over Tub	<b>Construction Status:</b> Existing
<b>Cooling:</b> None	<b>Disclosures:</b> Nat Hazard Disclosure
<b>Equipment Additional:</b> Dryer, Washer, Water Heater Gas, Water Heater Solar	<b>Exterior:</b> Stucco
<b>Fireplaces:</b> Dining Room, Living Room	<b>Flooring:</b> Hardwood Floors, Tile
<b>Foundation:</b> Partial Basement	<b>Garage/Parking:</b> Detached Garage, Off Street Parking
<b>Heating:</b> Central Gravity, Solar	<b>Inspections/Reports:</b> Pest Control, Roof Inspection
<b>Kitchen Features:</b> Counter - Laminate, Dishwasher, Garbage Disposal, Range/Oven Free Standing, Refrigerator	<b>Laundry:</b> Dryer, In Laundry Room, Washer
<b>Level - Lower:</b> Basement	<b>Level - Street:</b> 1 Bedroom, 1 Bath, Laundry Facility, Main Entry, Other
<b>Level - Upper:</b> 3 Bedrooms, 1.5 Baths	<b>Lot Description:</b> Irregular, Level
<b>Pool:</b> None	<b>Possession:</b> COE
<b>Roof:</b> Composition Shingles	<b>Room - Additional:</b> Basement Unfinished, Formal Dining Room, Office, Sun Porch
<b>Style:</b> Craftsman	<b>Water/Sewer:</b> Sewer System - Public, Sump Pump, Water - Public
<b>Yard Description:</b> Deck(s), Fenced, Front Yard, Tool Shed	
<b>School Dist:</b> Oakland (510) 879-8111	<b>Elementary:</b> Call School District
<b>Middle:</b> Call School District	<b>Senior High:</b> Call School District

*Information Deemed Reliable, But Not Guaranteed. August 2, 2009*

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