

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**

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

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

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