

# Property Description

## Charming Piedmont Avenue Craftsman

Belle Maison Realty California

December 6, 2025

### Property Snapshot

<b>MLS#</b>	EB-2025-1741
<b>List Price</b>	<b>\$1,595,000</b>
<b>Availability</b>	Immediate
<b>Property Type</b>	Single Family Home
<b>Condition</b>	Excellent – Fully Renovated 2023

## 1 General Description

Stunning 1920s Craftsman meticulously renovated to the highest modern standards while preserving its original charm. Located on one of Piedmont Avenue's most sought-after streets, just blocks from vibrant shops, restaurants, and Piedmont Park.

## 2 Key Features

Feature	Description	Value
Living Area	Total heated living space	2,650 sq ft
Total Bedrooms		4 bedrooms
Full Bathrooms		3
Lot Size		5,200 sq ft
Year Built / Renovated		1926 / 2023

## 3 Room Breakdown

### Main Level

- Classic front porch and entry foyer with original hardwood floors
- Formal living room with Batchelder fireplace (280 sq ft)

- Separate dining room with built-in hutch
- Gourmet kitchen with Bertazzoni range, quartzite counters, and island
- Open family room flowing to rear deck
- Powder room (half bath)

## Upper Level

- Primary suite with vaulted ceiling and bay views:
  - Spa bathroom (dual vanity, freestanding tub, frameless shower)
  - Walk-in closet
- Two additional bedrooms (140 sq ft each)
- Full hall bathroom with subway tile
- Dedicated laundry room

## Lower Level (daylight basement)

- 4th bedroom / guest suite with en-suite bath
- Media / recreation room
- Wine cellar / storage

## 4 Outdoor & Additional Spaces

- Expansive rear deck and terraced garden with mature oak trees
- Level lawn perfect for play or entertaining
- Detached 1-car garage + 2 off-street parking spaces
- Garden shed / workshop

## 5 Systems & Efficiency

### Heating / Cooling

- High-efficiency forced-air furnace + central A/C (2023)
- Ductless mini-splits in primary suite and lower level
- Tankless water heater

## Utilities & Features

- Seismic retrofit completed 2023
- New electrical + 200-amp panel
- New copper plumbing
- Nest thermostats & Ring doorbell
- Gigabit Google Fiber available

## 6 Location

### Full Address

428 Prospect Avenue  
**Oakland, CA 94610**  
United States

### Neighborhood Highlights

- **ZIP Code:** 94610 – Piedmont Avenue / Grand Lake
- **Schools:** Crocker Highlands Elementary, Piedmont Middle/High (buyer to verify)
- **Parks:** Piedmont Park – 2 blocks
- **Transit:** AC Transit casual carpool to SF – 3 blocks; 19th St BART – 1.2 miles
- **Walk Score:** 92 – Walker’s Paradise
- Piedmont Ave & Grand Lake shops, cafes, farmers market – under 5 min walk

## 7 Taxes & Financials

Annual Property Taxes (2024–25)	\$22,800 (approx. 1.43% with Prop 13)
Homeowners Insurance (est.)	\$2,800 / year
No HOA / Condo fees	Individual home
Agent Commission	5% total (2.5% buyer agent co-op)

## 8 Contact

For private showings or additional information:

---

**Agency:** Belle Maison Realty – East Bay  
**Address:** 3900 Piedmont Avenue, Oakland, CA 94611  
**Phone:** (510) 555-0428  
**Email:** eastbay@bellemaisonrealty.com  
**Website:** www.bellemaisonrealty.com

---

## 9 At a Glance

Feature	Value
Heated Living Space	2,650 sq ft
Lot Size	5,200 sq ft
Bedrooms	4 bedrooms
Bathrooms	3 full
Garage / Parking	1-car + 2 off-street
Year Renovated	2023
Property Taxes	\$22,800 / year
List Price	\$1,595,000
ZIP Code	94610

This turn-key Craftsman masterpiece perfectly marries historic character with luxury modern living in one of Oakland's most walkable and beloved neighborhoods – an incredibly rare opportunity.

**Showings:** 7 days a week by appointment only.

*Document generated on December 6, 2025. All information is deemed reliable but not guaranteed.*