

Property Description

Charming Piedmont Avenue Craftsman

Belle Maison Realty California

December 6, 2025

Property Snapshot

MLS#	EB-2025-1741
List Price	\$1,595,000
Availability	Immediate
Property Type	Single Family Home
Condition	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
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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.