

IN THE PIEDMONT HILLS  
MONTCLAIR SECTION  
OAKLAND, CALIFORNIA.



# English Style Home

## Surroundings — Unusual Setting

is a large (16' x 18') bedroom or upstairs sitting room with brick fireplace and commanding the same breathtaking scenic view as the living room downstairs. The upstairs windows include two deeply recessed dormer windows and a leaded diamond-pane window lighting the stairway.

On this second level is the master bedroom (15' x 16') and a sumptuously large bathroom, including a powder alcove.

The rumpus room, with its own raised cement-tile fireplace and separate kitchenette and toilet, completes the second level. Continuous with it is a huge, bricked patio completely fenced and landscaped. In one corner of the patio is an outdoor fireplace and complete barbecue, even to an outdoor sink, and electric outlets.

Above the two-car garage is a 21' x 17' hobby room with dormer windows overlooking the garden. Garden planted to take care of itself with evergreens, trees, etc., under complete sprinkler system.

This beautiful "show-place" home and garden built to order of the owner twelve years ago.



*Fireplace and Electrically-Equipped Barbecue in Patio*



*Garage Entrance from Street — House in Background*



*Rumpus Room*



*Large Lawn*



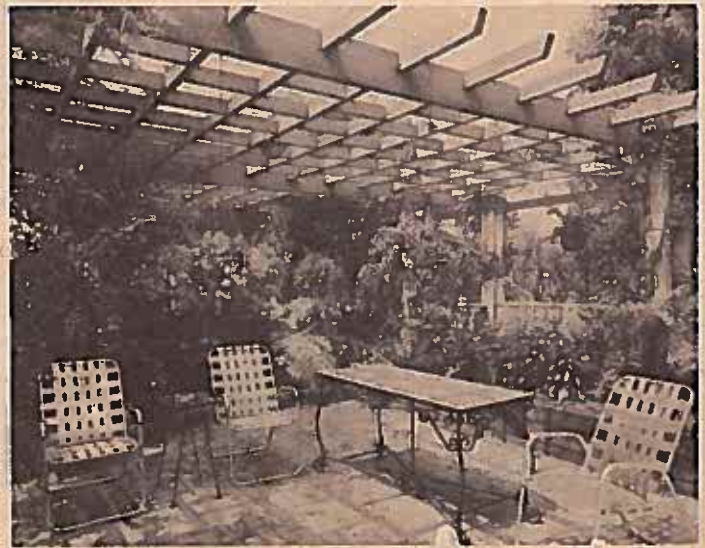
*From Lower Garden Terrace*



*Corner of Living Room*



*Entrance*



*Glassed-in Corner of Patio*

## Splendid 7-Room E Beautifully Landscaped G

This developed suburban property is centered around a charming residence, embodying the warm and fine detail of modern English architecture. Its setting, commanding a wide marine view with the city of San Francisco in the distance, is still completely private and magnificently landscaped.

The house is built on two levels to conform to the contour of the ground. On the first level, an entry hall leads, by an unusual broken wall, to the spacious living room, whose 8' x 12' bay window takes in the full sweep of bay and city. The 32' x 18' living room has its own large stone fireplace, is a warmly inviting room of hand-hewn beams and panelling. Dining room has view of terraced garden.

The modern kitchen is electrically equipped and gleamingly new and efficient. The breakfast room is walled with glass on two sides facing the finest view of the gardens.

On the first level, off the breakfast room, there is a full separate bedroom with complete bath with an outdoor, dutch-door entrance of its own.

On the second and higher level of the house



Upstairs Living Room



Corner of Front Garden



Front Porch Entrance to Garden

*Eberhart Realty*

1011 Mountain Road  
Berkeley  
California 94708

Offered at: \$52,500

Unfurnished, but includes wall-to-wall carpeting and some appliances subject to consideration for purchase.

Alma E. Eberhart  
Owner

**TABLE OF FACTS**

**Location:** Montclair section of Oakland, California, less than five minutes from Claremont Hotel; 45-minute commuting distance from downtown San Francisco. Within easy distance of excellent shops, schools, golf clubs, University of California, and public parks.

**Grounds:** Approximately one-half acre, elevation over 500 feet, in frost-free zone, on ridge overlooking San Francisco Bay from Mt. Tamalpais to Hunter's Point. Complete privacy. Shrubs, trees are permanent self-tending; profusion of flowers and wide lawns, terraces. Large barbecue paved terrace with fireplace and electrical connections. Only garage is visible from the street.

**Residence:** Seven rooms (2 master bedrooms, 2½ baths, large upstairs extra living room with fireplace and panoramic view from bay window, fully equipped rumpus room and hobby room over garage). Exterior stucco with redwood beams on second story, shake roof. All-steel casement windows, with big view bay window, dormer windows, leaded English window in stairway. Asphalt tile in kitchen, breakfast, rumpus rooms, and new wall-to-wall carpeting throughout living quarters. Kitchen is all-electric, brand new. Home is frame, concrete foundation, built to order of owner 12 years ago. Thermostatically controlled oversize central heating from basement. Bathrooms electrically heated. Telephone has five jack connections throughout house. Generous closet and storage space.

**1st Level:** Flagstone path leads to covered front entrance. Here, an extra-large, oak-panelled door leads to a large living room with huge fireplace, sweeping view from bay window, hand-hewn beams and paneling. The dining room faces a wide sweep of rear garden. On this level is the kitchen, all gleamingly brand-new (just built) and electrified. Thousands of dollars have been expended on this kitchen this year to make it the last word in modernity. The breakfast room, walled with glass on two sides, presents a restful view of private terraces and gardens. With the kitchen is a separate complete bedroom, bath and private outside dutch-door entrance.

**2nd Level:** Large upstairs sitting room (or master bedroom) with fireplace and view from dormer windows. 2nd master bedroom almost as large with full bath and powder alcove. Rumpus room, fully equipped with its own fireplace, toilet and cooking facilities, opens on wide, bricked terrace and corner barbecue and fireplace wired for electricity.

**Garage:** One-car garage with electric lighting and windows.