# Top 10 Things about living here...

1. Best secret hike is along the top of Albany Hill.

2. Stop by Oceanview Brewing for a beer or two.

3. Groceries can be found at Sprouts or Whole Foods.

4. Play some tennis up the street at Terrace Park.

5. The best coffee is at Hal's on Solano.

6. Don't miss the taco's from the truck outside of Hotsy Totsy.

7. Locals + their dogs hang out at the dog park by Memorial Park.

8. Brown Cap Ice Cream, a few blocks away, is a local's treat.

9. Train for the Albany Triathlon at the outdoor exercise station.

10. Listen to some live music at the Ivy Room.
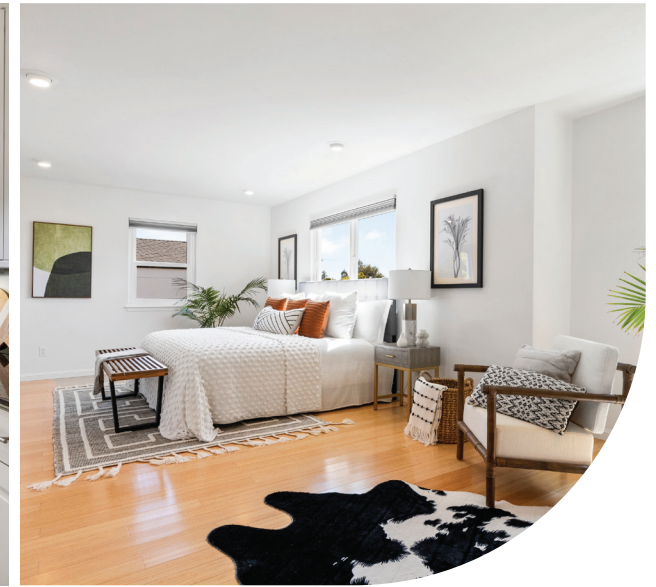
## 1052 EVELYN AVENUE

**krista + rosie**
REALTORS

Krista Miller & Rosie Papazian

REALTORS® | DRE 01441225 | 01937039

510.612.5546 • 510.610.0702
krista@kristashouse.com | rosievhomes@gmail.com
KristaAndRosie.com

# 1052 Evelyn Avenue

## PROPERTY DETAILS

5 BR | 3 BA | 2,234 SF | 3,800 SF Lot
Offered at: $1,775,000
www.1052Evelyn.com



## LIVING LARGE IN ALBANY

Welcome to 1052 Evelyn, a stunning home in one of Albany's favorite neighborhoods. Built in 1925, this spacious 5 bed, 3 bath abode offers a rare opportunity to live large with endless possibilities. Once inside you will instantly feel the warmth and charm. The living room is framed by the arched, multi-lite window plus brick fireplace and built-in shelves. Off of the dining room is the stylish eat-in kitchen with its sleek design that opens up to a back deck, creating a seamless flow between indoor and outdoor living. 2 beds and 1 bath round out the first level. Upstairs you will find a welcoming hang out space for movie-watching, lounging or reading, 2 beds, 1 bath, and an expansive primary suite.

Outside, you'll discover a meticulously landscaped yard. Unwind under the bamboo, host a dinner party on the deck, or pick some citrus and make lemonade. If you are an artist or simply crave a creative escape, you'll love the detached studio space and attached converted workshop. This versatile space is perfect for unleashing your artistic genius, setting up a home office, or transforming it into your personal sanctuary.

Located near top-rated schools, trendy shops, and delicious dining options. Enjoy the vibrant community, explore nearby parks, or take advantage of the excellent transportation links for effortless commuting. Don't miss out on the opportunity to call this captivating 5 bedroom, 3 bathroom home your own. It's time to embrace the lifestyle you've always dreamed of.



## abio
PROPERTIES