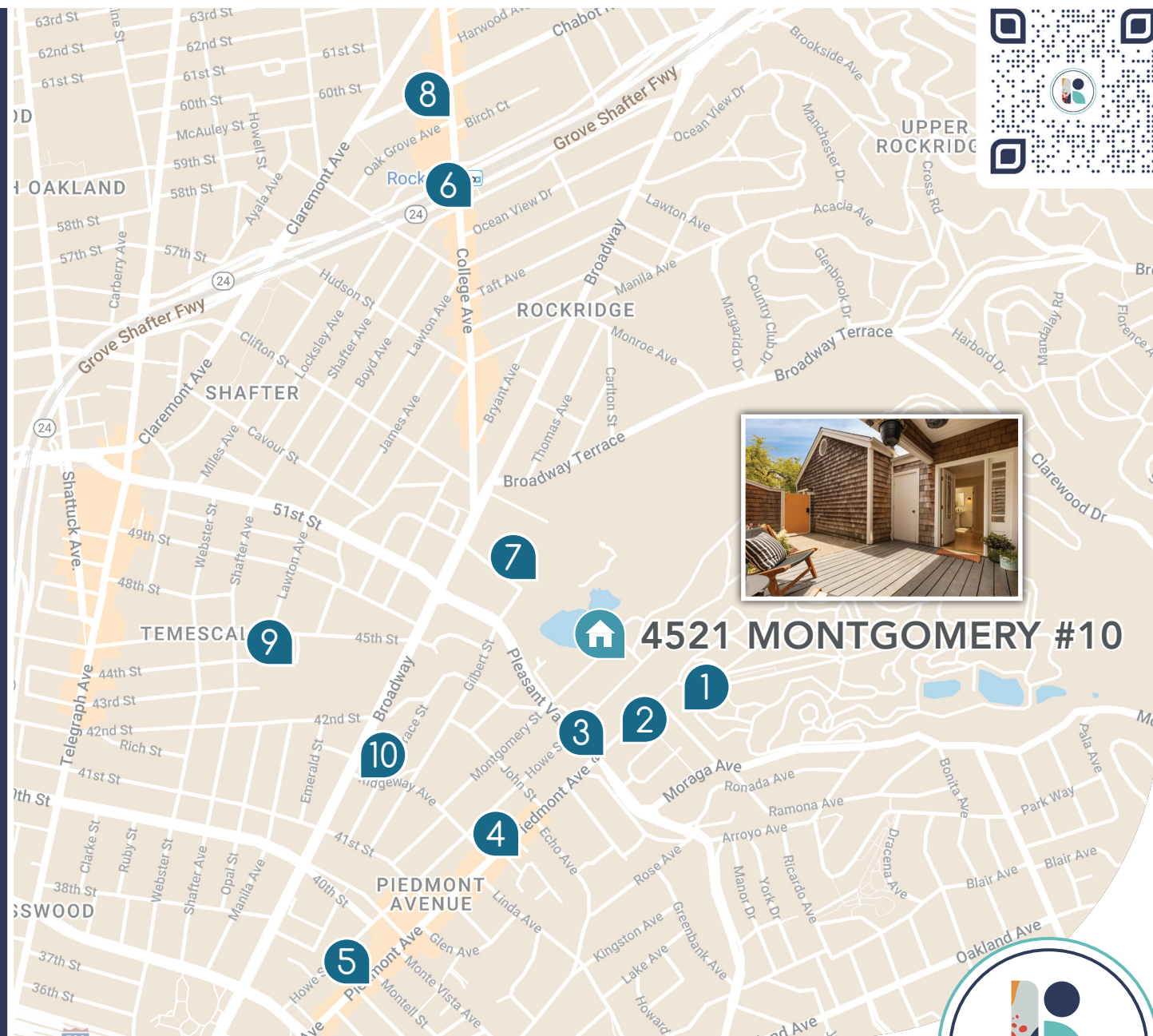


Top 10 things about living here...

1. Though it may creep some people out, the **Mountain View Cemetery** is one of the lovelier and more historic spots to walk in Oakland.
2. Take a **Ride** at this epic cycling studio, then grab a smoothie at their bar.
3. **The Kona Club** is one of the oldest bars in Oakland and is rumored to be the birthplace of fantasy football.
4. Another Oakland landmark and best ice cream in town - **Fenton's Creamery** which was founded on Howe St. in 1894 by the Fenton family!
5. Within walking distance to incredible famed restaurants **Commis** and **The Wolf**
6. **Easy commute** to downtown Oakland, SF, through the tunnel into Lamorinda within 10 min! Rockridge BART is 5 min away.
7. **The Lounge Nail Spa** in the "The Ridge" mall where you can also find a Safeway, Starbucks, decent burritos, and Pet Food Express.
8. Cider Bar on College Ave has **delicious Cider**, outdoor seating, and snacks to munch on.
9. **Studio One Arts Studio** - they have art and swimming classes for adults and kids, and offer summer programming for kids!
10. Close to the **Oakland Abio Office**!



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4521 Montgomery #10

PROPERTY DETAILS

2 BR | 2.5 BA | 1,771 SF | \$500 HOA fees
Offered at: \$997,000

www.4521Montgomery.com

TRANQUIL TOWNHOME IN THE HEART OF OAKLAND

- 2 bedrooms with vaulted ceilings and en-suite bathrooms
- Updated kitchen with sleek finishes and modern appliances
- Open living/dining room with stunning gas fireplace
- Enclosed sunroom, perfect for use as a home office, dining area, or lounge
- New interior paint and gleaming hardwood floors
- Serene front patio with storage
- 2-car garage with E/V charging and storage
- Tesla solar panels and Powerwall
- Serene location at the end of a peaceful cul-de-sac.
- Small, 10-unit community that feels more residential
- Close to Piedmont Ave, Rockridge, and Temescal
- Convenient access to shops, boutiques, and dining establishments
- Easy access to public transit, including bus lines and BART station
- Sewer and sidewalk compliant



This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Interested parties should make their own inquiries to verify the information.