

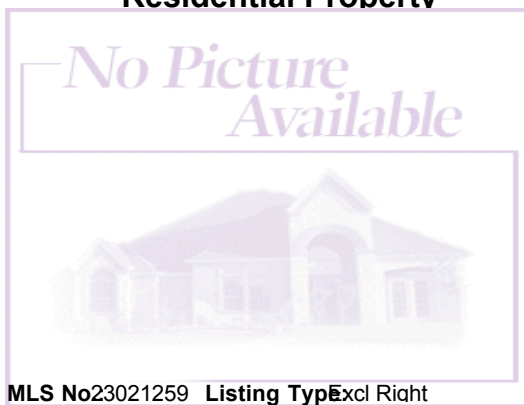


1243 EVELYN AVE
BERKELEY, CA 94706

Area: Berkeley Map Area 4

List Price: \$359,000 **Listing Date: 06/20/07**
Status: Sold **Pending Date: 07/18/07**
Orig Price: \$359,000 **Sold Date: 08/21/07**
Sale Price: \$387,000 **Off-Mkt Date: 06/24/07**
Days on Mkt: **Days on MLS:**

Residential Property



Property Information

Bedrooms: **Dwelling Type:** Detached
Baths: 1 / 0 **Apx Lot Area:** 0.11
Apx SqFt: 748 **Apx Lot SqFt:** 5000
Year Built: 1914 **Age:** 90 **Builder:**
Garages: 1 **Model:**
Fireplaces: **Complex:**
Rooms: 5 **Total Units:** 2
Pool: N **Floor:** 0
New Sub: **Pct Own Occ:** 50
D/N/S: WESTBRAE **Census Tract:**

MLS No: 23021259 **Listing Type:** Excl Right
APN: 060240907200 **Alameda**
Pt of Sale: Order **City Tnsfr Taxes**
CSO: 2.75 **Dual/Variable Zoning:**
List Agent: CHELLE H HOLM
List Office: OLDWELL BANKER REAL
Office Phone: 510 4861495 **Ext:**
Agent's Phone: 510 4861495
Agent's Email: DREAMLIVELOVE@HOTMAIL.

HOA: Yes **Dues:** \$0 **Litigation Pending:** No
HOA: UNKNOWN **Ph:** 9999999999
 Adorable private condo nestles in rear of deep lot. Lg. kit w/wedgewood stove; rustic woodburning stove; newly refinished flrs; new paint; laundry downstairs; storage; nr. Westbrae shops; freezer negotiable. Offers 7/18.

Occupied by: Vacant **Name:** **Occ. Phone:**
Showing Info: STT 7/10 THEN V/LKBX **Lock Box:** Yes RAILING NR DR
Conf: LA was former tenant. Sold As-Is. Not all potted plants stay. Garages used for storage
Rmks: only.Pre-escrow@Placer.
Directions: HOUSES NO. OF GILMAN **Cross St:** **Thomas Bros** 69E7

Features

HOA Fees Include: Other	Bath Non-Mstr Include: Shower Over Tub
Cooling: No Air Conditioning	Construction Status: Existing
Disclosures: Mello-Roos District, Other - Call/See Agent	Exterior: Wood Siding
Fireplaces: Free Standing, Living Room, Woodburning	Flooring: Hardwood Floors, Linoleum, Wood, Other
Garage/Parking: Attached Garage, Spaces - Assigned, Other	Heating: Other Heat
Kitchen Features: Counter - Tile, Eat In Kitchen, Garbage Disposal, Range/Oven Free Standing, Refrigerator	Laundry: 220 Volt Outlet, Community, Gas Dryer Hookup, In Basement, In Laundry Room
Level - Lower: Laundry Facility	Level - Street: 2 Bedrooms
Lot Description: Level, Regular	Pets: Allowed - Yes, Number Restrictions, Upon Approval
Pool: None	Possession: COE
Roof: Other	Room - Additional: Sun Porch
Terms: Conventional	Water/Sewer: Water - Public
Yard Description: Back Yard, Front Yard	Internet Display: No Address
Internet Sites: Yes - All Sites	

School Dist: Berkeley (510) 644-6315 **Elementary:** Call School District
Middle: Call School District **Senior High:** Call School District
Selling Office: EBRD-OUT OF AREA **Selling Office Phone:**
Selling Agent: OUT OF AREA **Selling Agent's Phone:**

Information Deemed Reliable, But Not Guaranteed.

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