

# Prime Rockridge Dream Home Opportunity | Oakland, CA

2 Detached Single Family Homes



Presenting a rare opportunity to create the home you want and build equity or profit on a coveted, walkable Rockridge block with a sylvan creekside setting. These 2 homes conceived by well known Developer Tom Anthony and Designer John Newton have full planning approval and are ready to submit for issuance of building permits. Acquire one or both! The thoughtful design creates a living experience for upscale homebuyers that will not just meet but exceed their expectations for 21st century living. Each home draws on the traditional styles that Rockridge is loved for, and feature open floorplans centered around large dramatic connected spaces for formal and informal living and entertaining. Grand folding patio doors expand the interior public rooms onto adjacent, level exterior decks and patios. Each home features four bedrooms (or optional 5th bedroom), including a well-proportioned primary suite with soaking tub, walk-in shower, and a spacious walk-in closet for ease of living. Enjoy a contemporary work-from-home lifestyle with multiple private flexible bonus office options on each floor. Oversized single car garages allow for 2 cars off-street and storage. The location in Oakland's favorite walkable neighborhood, is just steps from Rockridge BART, Market Hall, Trader Joes, and all of College Avenue's inspiring and interesting shops and restaurants. You will love living in these thoughtfully designed new construction homes in Oakland's hippest, most walkable neighborhood.



**TOM ANTHONY**

510.701.3700  
tom@anthonyassoc.com  
DRE 01304289



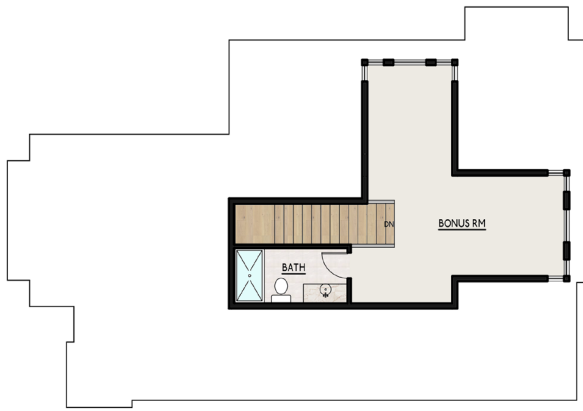
**ANDREW PITARRE**

415.342.9950  
andrew.pitarre@compass.com  
DRE 01867911

**COMPASS**

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## CORNER LOT



3rd FLOOR PLAN



2nd FLOOR PLAN



1st FLOOR PLAN

FRONT



REAR



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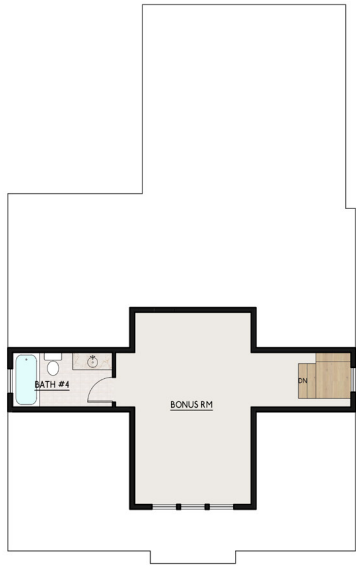
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## INTERIOR LOT



3rd FLOOR PLAN



2nd FLOOR PLAN



1st FLOOR PLAN

FRONT



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## KEY FEATURES

- 2 detached single-family homes on two lots
- Corner Lot Home: 2,975 SF / 4BR / 4BA + Office + Bonus Room
- Interior Lot Home: 3,100 SF / 4BR / 4BA + Bonus Room
- Open floor plans with indoor/outdoor flow
- Spacious patios and decks adjacent to living room
- Flexible bonus room and bathroom on 3rd floor
- Attached one-car garages
- Sylvan setting in peaceful creekside location
- Stroll to Market Hall and College Avenue shops and restaurants,
- Walk to BART and public transportation
- Planning approval with engineering ready for building permit submittal



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