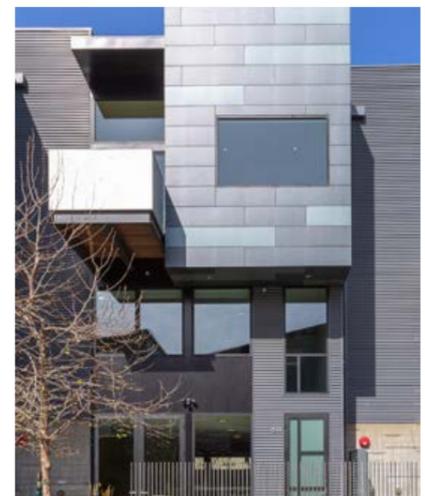


811 FOLGER AVENUE • BERKELEY



The GRUBB Co.

811 FOLGER AVENUE, BERKELEY



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811 FOLGER AVENUE • BERKELEY

WEST BERKELEY LIVE-WORK HYBRID

3 BED | 2.5 BATH | OFFERED AT \$1,699,000

811FolgerAve.com

811 Folger Avenue is a unique and dynamic residential design by Architect David Stark Wilson. The first floor is a glorious office/workspace with its own HVAC, an ADA bathroom, an independent level entry, gorgeous tall French doors that let warm southern light in, and a small counter plumbed for a refrigerator and microwave. The open floor plan adds to the space's versatility. This space can be rented separately, or you may choose to live and work on all floors.

The second floor has a primary bedroom at one end and a sunny open-plan study at the front. In between, you will find a full bathroom. The heart of this property is the third-floor great room. This room with custom windows, skylights, and a handsome stainless-steel suite of energy-efficient appliances is anchored by a huge counter that will make you want to linger: two more bedrooms and a bathroom complete this floor.

A stainless steel staircase, an unexpected companion to the polished concrete floors and walls, connects all floors. The property is all-electric, powered by rooftop solar, and has a permanent exemption from Berkeley's BESO ordinance. The property also has a compliance certificate for its sewer lateral. There are two designated parking places for this property.

