

# \$1,795,000 - 110 Gravatt Dr, Berkeley

MLS® #41095523

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## \$1,795,000

4 Bedroom, 3.00 Bathroom, 3,000 sqft  
Residential on 1 Acres

CLAREMONT HILLS, Berkeley,

This stunning residence by noted Berkeley architect Geoff Holton is set on a rare ¾-acre hillside lot, offering breathtaking Bay & cityscape views. Built in 2004 with sustainable materials, the home blends seamlessly with its picturesque surroundings. A resort-style entry leads to the main door, grand deck & a separate studio entrance. The nearly 3,000 SF interior showcases a Scandinavian modernist flair, featuring warm wood & tile complemented by metallic accents. Expansive full-height windows & vaulted ceilings create an airy atmosphere, enhancing the indoor-outdoor connection. The spacious great room includes a cozy fireplace and a deck with stunning bay views. The gourmet kitchen is a culinary dream, featuring a one-piece wood breakfast bar, a sunny nook, and high-end appliances, including a Viking Pro range. The luxurious primary suite boasts a private deck, walk-in closet, & Jacuzzi, plus a bonus room ideal for a gym or den. The lower level offers a media room, guest wing, & laundry area, along with a tranquil zen hot tub overlooking the Bay - perfect for relaxation. Conveniently located just minutes from Berkeley's vibrant culture, with easy access to San Francisco, this property also offers potential for subdivision, an ADU, or a 2nd home. Berkeley postal, Oakland legal.



Built in 2004

## Essential Information

MLS® #	41095523
Price	\$1,795,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,000
Acres	0.75
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Daniel Stea
Listing Office	Stea Realty Group

### **Community Information**

Address	110 Gravatt Dr
Subdivision	CLAREMONT HILLS
City	Berkeley
County	Alameda
Zip Code	94705

### **Amenities**

Parking Spaces	2
Parking	Garage, Off Street
# of Garages	2
Garages	Garage, Off Street
Pool	None

### **Exterior**

Exterior	Stucco, Wood Siding
Lot Description	Sloped Down, Yard
Roof	Metal
Construction	Stucco, Wood Siding

### **Interior**

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Area, Breakfast Bar, Eat-in Kitchen, Workshop
Appliances	Dryer, Gas Water Heater, Washer

Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Living Room
Stories	Three Or More

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	135
Short Sale	N
RE / Bank Owned	N

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