

# \$995,000 - 1001 Cragmont Ave, Berkeley

MLS® #41096083

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## \$995,000

4 Bedroom, 2.00 Bathroom, 2,666 sqft

Residential on 0 Acres

BERKELEY HILLS, Berkeley,

Charming, spacious, light filled view home available for the first time in 70 years! Welcome to 1001 Cragmont, located in the picturesque and peaceful Berkeley Hills. With stunning Bay views, over 2,600 square feet of living space, and an inviting garden sanctuary, 1001 Cragmont is a golden opportunity in Berkeley. Lived in by the owners until listing, this home offers an elegant floor plan featuring a very large Bay view dining room. The light-filled living room flows into a clear heart redwood paneled garden room with large windows looking out on the secluded patio and gardens. Upstairs, find more panoramic Bay views, 3 bedrooms, a generous classic bath, and an artist's solarium studio. The partially finished basement offers ample bonus space that could become an ADU, a workshop, a home theater, gym, or a home office. In addition to all this, there is a streetside garage with space for 2 vehicles plus ample storage. Its upper level offers even more storage (and more Bay Views!) for your recreational, artistic, or travel needs. This is a once-in-a-lifetime opportunity to buy an exceptional, charming, large, Bay view fixer. Create your own legacy in the Berkeley Hills! Offer date 5/28/2025 by noon!



Built in 1924

## Essential Information

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Price \$995,000

Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,666
Acres	0.16
Year Built	1924
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Daniel Winkler
Listing Office	Winkler Real Estate Group

### **Community Information**

Address	1001 Cragmont Ave
Subdivision	BERKELEY HILLS
City	Berkeley
County	Alameda
Zip Code	94708

### **Amenities**

Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Bay, City Lights, Panoramic, Bridge(s)
Pool	None

### **Exterior**

Exterior	Stucco
Lot Description	Back Yard, Corner Lot, Sloped Up
Construction	Stucco

### **Interior**

Interior	Tile, Wood
Interior Features	Workshop
Appliances	Gas Water Heater
Heating	Natural Gas

Fireplace	Yes
Fireplaces	Living Room
Stories	Two

### **School Information**

District	Berkeley
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### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	18
Short Sale	N
RE / Bank Owned	N

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