

# \$1,250,000 - 256 Fairlawn Dr, Berkeley

MLS® #41101396

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## \$1,250,000

2 Bedroom, 1.00 Bathroom, 1,152 sqft  
Residential on 0 Acres

NORTH BERKELEY, Berkeley,

\$1,250,000 transparency pricing-Sellers bought for \$1,300,000 & have since replaced roof, doors, most windows, upgraded lighting & kitchen appliances! What a great opportunity! This charming mid-century modern home is 1,152 sq ft & offers contemporary comforts set in the idyllic nature of the coveted Berkeley Hills. 2 bedroom (plus bonus room) home boasts full bathroom w/ laundry, chic living & dining room overlooking the Bay, updated eat-in kitchen, beautiful back patio area w/ AMAZING Bay views & backyard pathways offering multiple entertaining areas. As you walk through the lush & green enclosed front patio into the home, you will be delighted by the exposed wood vaulted ceilings & grand windows allowing natural light to fill the living & dining room. A wall of windows overlooks the Bay, boasting stunning views year-round. The decorative brick fireplace adds modern elements to the space. The well-planned kitchen comes w/ gorgeous quartz counter tops, stainless steel appliances, gas range & plenty of cabinet & storage space. All three bedroom are inviting and roomy w/ a lot of closet space & impressive windows filling the rooms w/ natural light. The full bathroom comes complete with generous counter tops, updated vanity, shower over tub & all-in-one washer & ventless dryer.



Built in 1954

## Essential Information

MLS® #	41101396
Price	\$1,250,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,152
Acres	0.11
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Patrice Sandstrom
Listing Office	Keller Williams Realty

### **Community Information**

Address	256 Fairlawn Dr
Subdivision	NORTH BERKELEY
City	Berkeley
County	Alameda
Zip Code	94708

### **Amenities**

Parking	Carport
Garages	Carport
View	Bay, City Lights, Panoramic, Water
Pool	None

### **Exterior**

Exterior	Wood Siding
Lot Description	Back Yard, Garden, Sprinklers Timer
Construction	Wood Siding
Foundation	Slab

### **Interior**

Interior	Tile, Vinyl, Wood
Interior Features	Eat-in Kitchen
Appliances	Gas Water Heater, Dryer, Washer
Heating	Forced Air

Cooling	None
Fireplace	Yes
Fireplaces	Decorative, Living Room
Stories	One

### **School Information**

District	Berkeley
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### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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