

# \$749,000 - 2619 Mathews St, Berkeley

MLS® #41101847

**\$749,000**

2 Bedroom, 1.00 Bathroom, 985 sqft

Residential on 0 Acres

BERKELEY, Berkeley,

Shovel ready opportunity to hit the ground running on this beautifully designed remodel/addition with approved AUP! Completed: As-builts, survey, historical records search and submission; geotech engineer and soil analysis, preliminary structural engineering calculations and foundation planning, SB-9 and 2nd curb cut feasibility analysis. Perfect for contractors and investors who know that time is money, or buyers who love the idea of building their own modern home in a great location, close to Berkeley Bowl West, International district and 4th St shops and restaurants, plus convenient freeway access. Plans are to convert the existing 1-story 2br/1ba home (1011 sf)\* to a 3-story 5BR/2.5 home (2151 sf) with a new curb cut on Mathews St and an attached garage. 1st floor: open concept living/dining/kitchen plus 1 bedroom, powder room, laundry. 2nd floor: 3 BR/2BA (includes a primary suite) and family room. 3rd floor: bedroom or enviable home office with a roof deck providing a fabulous view of the hills. The back yard is south facing, for great sun and gardening galore. Garage w/ interior access. You can be the one to realize this extraordinary vision! \*Architectural plans convey; buyer to investigate. \*SQ FT differs. Buyer to investigate.



Built in 1909

## Essential Information

MLS® #	41101847
Price	\$749,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	985
Acres	0.09
Year Built	1909
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Tracy Davis
Listing Office	Red Oak Realty

## **Community Information**

Address	2619 Mathews St
Subdivision	BERKELEY
City	Berkeley
County	Alameda
Zip Code	94702

## **Amenities**

Parking Spaces	1
Parking	Garage
# of Garages	1
Garages	Garage
Pool	None

## **Exterior**

Exterior	Wood Siding
Lot Description	Street Level
Construction	Wood Siding

## **Interior**

Interior	Vinyl, Wood
Heating	Forced Air
Cooling	None
Fireplaces	None

Stories One

## Additional Information

Date Listed June 18th, 2025

Days on Market 15

Short Sale N

RE / Bank Owned N

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