

# **\$1,295,000 - 765 Neilson St, Berkeley**

MLS® #41103449

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**\$1,295,000**

4 Bedroom, 2.00 Bathroom, 1,820 sqft

Residential on 0 Acres

THOUSAND OAKS, Berkeley,

Welcome to 765 Neilson St, a sunny and spacious 4BD/2BA bungalow + a detached studio + 1/2 bath in Berkeley's beloved Thousand Oaks neighborhood. Set on a quiet, tree-lined street just 1.5 blocks from Solano Avenue shops and caf  s, this home offers plenty of space for gathering, working, or relaxing. The generous living room features a gas fireplace and sunlit window seat. The front bedroom makes a perfect nursery or office, while the 3 additional bedrooms all offer great light and ample closets. The side-by-side bathrooms have been tastefully refreshed. But the heart of the home is the open kitchen, dining, and family room  ideal for game nights, dinner parties, or cozy movie time. French doors lead to a Mediterranean-style patio, perfect for morning coffee or dining al fresco. Across the patio is the detached studio, ideal for guests, art, workouts, or working from home. Fresh interior paint, refinished hardwood floors and natural light throughout create an easy flow. With dual-paned windows, a high-efficiency furnace, and drought-tolerant landscaping, this home is both stylish and practical. Walk Score of 94  moments from Solano Ave, Memorial Park, & Colusa Circle's Sunday Farmers Market. Easy commuter access to Marin Ave, N Berkeley BART, Transbay bus lines and Ohlone Greenway.

Built in 1938



## Essential Information

MLS® #	41103449
Price	\$1,295,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,820
Acres	0.10
Year Built	1938
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Jennifer Cord
Listing Office	BHG RE Reliance Partners

## Community Information

Address	765 Neilson St
Subdivision	THOUSAND OAKS
City	Berkeley
County	Alameda
Zip Code	94707

## Amenities

Parking Spaces	1
Parking	Off Street
Garages	Off Street
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Sprinklers Timer
Windows	Screens
Roof	Shingle
Construction	Stucco

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar

Appliances	Gas Water Heater, Dryer
Heating	Forced Air
Fireplace	Yes
Stories	One

### **School Information**

District	Berkeley
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### **Additional Information**

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

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