

# \$899,000 - 7415 Circle Hill Dr, Oakland

MLS® #41109122

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## \$899,000

2 Bedroom, 2.00 Bathroom, 1,290 sqft  
Residential on 0 Acres

KING ESTATES, Oakland,

Top of the hill with full southern exposure, this sunny home built in 1948, offers 1,290 square feet of living space with two bedrooms and 1.5 baths. Large detached garage, a guest house, with extensive garden surrounded by tall privacy hedges. Original details add warmth throughout, including hardwood floors that remain in excellent condition. A true highlight is the versatile Accessory Dwelling Unit (ADU)â€”approximately 270 square feetâ€”complete with a full bath, kitchenette and AC. Perfect for generating rental income, hosting guests, or creating a private retreat. Outdoors, the expansive 7,128 square-foot lot is graced with mature fruit trees and enhanced by unique bonus structures. Start your mornings in the whimsical folly, ideal for coffee, a private office, or a quiet retreat. The original shed still stands offering storage. The garage with shared driveway provides ample parking. This Oakland gem is full of potential. A wonderful opportunity for both homeowners and investors alike!



Built in 1948

## Essential Information

MLS® #	41109122
Price	\$899,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1

Half Baths	1
Square Footage	1,290
Acres	0.16
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Marlene Simas
Listing Office	Compass

## Community Information

Address	7415 Circle Hill Dr
Subdivision	KING ESTATES
City	Oakland
County	Alameda
Zip Code	94605

## Amenities

Parking Spaces	1
Parking	Garage, Off Street
# of Garages	1
Garages	Garage, Off Street
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Sloped Up
Roof	Shingle
Construction	Stucco

## Interior

Interior	Tile, Wood, Vinyl
Interior Features	Eat-in Kitchen
Appliances	Dryer, Washer
Heating	Floor Furnace
Cooling	None
Fireplace	Yes
Fireplaces	Family Room

Stories                      One

**Additional Information**

Date Listed                      August 22nd, 2025  
Days on Market                68  
Short Sale                        N  
RE / Bank Owned            N

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