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Andrew Herrera II presents...



1 Merced Avenue

- FOREST HILL EXTENSION -



Forest Hill Extension Impressive Craftsman Cottage!

This splendid Craftsman cottage built in 1922 is perfectly situated on a wonderful corner lot, close to Forest Hill Muni Station! A spectacular garden entrance with inviting brick walkway leads to a handsome arched columned doorway with beveled glass windows and into a gracious foyer with convenient coat closet. The magnificent formal living room with recessed lighting boasts a wood-burning fireplace with attractive stone mantel surround, French doors that open to a charming decorative balcony, crown moldings and gleaming hardwood floors. The elegant, banquet-size formal dining room with coved ceiling, striking chandelier and picturesque outlooks is perfect for entertaining! The beautiful gourmet kitchen with nice breakfast area and work-island showcases all stainless steel appliances including a Wolf gas stovetop with Faber hood, Thermador built-in oven with separate microwave and warming drawer, Bosch dishwasher, and Jenn-Air refrigerator, granite counters and custom cabinets with slow-close drawers. An expansive "picture gallery" hallway with two linen closets leads to the home's private living quarters.



The outstanding master bedroom with large bay window enjoys two spacious closets and a terrific adjoining home office with French doors and views to the garden. A second good-size bedroom with a huge adjacent open-beam sunroom and a remodeled full bath with big skylight, pedestal sink, soaking tub and separate shower ends this floor. The lower level includes an enormous third bedroom en-suite/family room with built-in bookshelves and a connected full bath. The basement level has a fabulous wine room with built-in wine racks, a laundry area with washer, dryer and utility sink, a workshop area with built-in workbench, three giant closets and ample storage. The extraordinary, park-like landscaped backyard with tradesman's entrance, flagstone walkway, brick patio with in-ground fire pit, arbor with blooming wisteria, sweeping simulated lawn and mature plants and trees including a redwood, camellias and maples completes this truly special home!

Main Features

- ◆ 3 bedrooms
- ◆ 2 full baths
- ◆ Formal living room
- ◆ Formal dining room
- ◆ Wood-burning fireplace
- ◆ Hardwood floors
- ◆ Gourmet kitchen
- ◆ Breakfast area
- ◆ Home office
- ◆ Huge sunroom
- ◆ Multiple skylights
- ◆ Wine room with built-in racks
- ◆ Laundry area, utility sink
- ◆ Workshop with workbench
- ◆ Ample storage
- ◆ Park-like landscaped backyard
- ◆ 2 car parking garage

Offered at \$1,695,000

