

Live/Work/Play in Style and Luxury at Berkeley's Premier Loft Development



1406 San Pablo Avenue, Unit H, Berkeley, CA 94702

Exceptionally crafted 8-unit development built in 2006 and designed by award-winning Berkeley architects, Rempel & Lau. This chic 2 bed/3 bath unit boasts many sustainable, eco-friendly materials and offers two levels of luxurious modern living plus street level 500+sqft studio/retail space. The flexible ground level retail space zoned for light commercial business is perfect for artists, entrepreneurs, small business owners, work-from-home professionals or a fabulous entertainment room. High-end finishes include Electrolux stainless steel appliances, Italian marble & limestone tiling in the bathrooms, mahogany hardwood floors, and much more! Golden Gate Bridge & Berkeley hills views can be enjoyed from the private IPÊ hardwood deck as well as from the kitchen and master bedroom. Get creative with this rare live/work condo conveniently located in one of Berkeley's bustling commercial districts near Gilman Street amenities, renowned ACME Bread, Café Fanny and Kermit Lynch Wine Merchant, popular 4th Street & Solano Avenue shops & eateries, Cal campus, freeways, and BART. Walk Score 89! Open Sundays 2–4:30pm.

Offered at \$559,000
www.1406SanPabloUnitH.com
Video tour:
youtube.com/pbgrealestatetv

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