

# 706 Peralta, Berkeley's Thousand Oaks Neighborhood

## A Neighborhood You'll Love

What do you do when you've lived in a 2 bedroom bungalow for over a decade in a neighborhood you love ... and want a more spacious and comfortable home? You remodel!

And that's exactly what the owners did!

Charmed by the leafy, quiet north Berkeley neighborhood, they spent many years frequenting the restaurants, shops and festivities of nearby Solano Avenue, including the popular annual Solano Avenue Stroll that stretches the length of the avenue.

Thousand Oaks offers all that and more ... just check out the photos and video on our neighborhood web site.

<http://www.berkeleyhomes.com/neighborhoods/berkeley/thousand-oaks/>

For everyday commuting, Thousand Oaks neighborhood has quick and easy access to San Francisco and Oakland by car, bus, or BART.

## The Remodel ... and a Room With A View

The owners realized a second story would give a more expansive view of the surrounding hills and neighborhoods, and enlarged their home into an open floor plan with excellent flow to the back yard deck. A second floor balcony also gives them wide views from the upstairs master bed and bathroom.

Combining modern design with a cozy, comfortable palette of warmer wood tones and accents the owners undertook the addition, remodel, and upgrades and finished mid 2005. You'll notice the results of their very active role in leading the planning, redesign, and selection of the new house layout, its high quality fixtures, and other custom house components.

## **The Transformation**

706 Peralta ... now a beautiful two story home! Here's what awaits you:

Total remodel into a more open flowing floor plan, designed for flexible use and entertaining

Family room and upstairs master bed and bath

Signature spiral staircase with a custom designed tower enclosure

Balcony with views of the Berkeley and Albany hills from the upstairs master bedroom

A finished backyard cottage.

Now a 2+ bedroom, 2 bath house with a bonus room (formerly a bedroom) which gives flexible living options.

## **Seismic Upgrades**

The 2005 remodel included a seismic retrofit with new shear walls, additional bolting of the foundation perimeter, and new crawl space concrete footings with bracketed posts and bolting. There are Simpson strong walls on front and back corners of the house which include six foot length bolts encased in concrete footings below ground. A seismic natural gas shutoff valve was also installed.

A recent home inspection suggests some further upgrading to the latest seismic standards with additional hold downs and blocking on the house foundation to further strengthen the house.

## **And More About Living Here**

The Thousand Oaks neighborhood is a sheer delight, and together with the adjacent Northbrae neighborhood is one of the more desirable locales in the entire East Bay. Generally quiet yet close to the action and fine dining of Solano Avenue, the home is two blocks to mid-Solano, yet far enough away to avoid the parking scramble of Solano visitors. Few things lift the spirit like a sunny late afternoon arrival back home amidst the diaphanous glow of the leafy trees on the nearby avenues, or a morning stroll to a nearby cafe for a pastry and daily cup of coffee.

The convenience of Thousand Oaks living and its proximity to many enticing destinations is another of its many benefits. Solano Avenue is nearby to meet your retail and dining needs, including two supermarkets within a short distance. The entire cultural center of the University of California and downtown Berkeley, the fabled Gourmet Ghetto, several heralded craft breweries, Berkeley's 4th St. shopping area, and the old style big box stores of El Cerrito Plaza and Costco are all within a few miles.

After time spent in the urban bustle, the large East Bay Regional Park District open spaces including neighboring Tilden Park, Wildcat Canyon, and numerous others in the Oakland hills and just across the ridge into Contra Costa beckon with miles of trails and plenty of solitude, for four season outdoors activity and spectacular views of the San Francisco Bay and rolling East Bay hills. Take your dog to nearby Point Isabel with its dedicated dog park along the shoreline, or ride your bike along its shoreline trail.

Within a few blocks, you can cross into Albany, Kensington, and El Cerrito.. You've numerous transportation options too:

Quick access to I-80, I-580 from Buchanan Street, and highway 24 via UC Berkeley Campus and Ashby Avenue

Transbay commuter bus routes lead into San Francisco from Solano Avenue; the new luxury double decker wi-fi enhanced AC Transbay bus on route FS from Solano Avenue, which was selected to be one of AC Transit's first few routes for rollout of this enhanced model

10-15 minute ride on AC Transit local routes 79 and 18 bus connections to El Cerrito Plaza or Downtown Berkeley BART stations

Limited stop AC Transit Express bus routes along San Pablo Avenue from Oakland through Berkeley and El Cerrito

The owners have now retired from the workday world, and are moving further out into the Bay Area countryside for a relaxing retirement after several decades of wonderful Berkeley living. The house will enable new owners to make use of and fully appreciate the many delights of Thousand Oaks, and take advantage of the location to simplify their daily commute and access to the fantastic variety of the East Bay and nearby Bay Area attractions.

Another exciting addition to the neighborhood is the ability to hook up your internet connection using the ultra-fast Gigabit Fiber into the home connections of the local northern California company Sonic. Sonic has has been installing many new fast fiber optic internet connections and observing net neutrality in its offerings of internet service, recently made available in this part of Berkeley. A personal note from Ira Serkes - we've installed Sonic and are delighted with high download and upload speeds ... perfect for streaming Netflix and Hulu, and doing cloud backup of large photo, video and PDF files!)

## High Quality Fixtures and Finishings

Improvements Included:

Pozzi casement double pane windows and doors with Douglas Fir wood frames and aluminum clad exteriors

Velux openable skylights

Grohe, Hansgrohe, Danze and KWC Swiss faucets

Elkay farmhouse apron kitchen sink

Hafele cabinet handles

Bruck, Bellacor, Minka Lavery, Access, and PLC lighting fixtures

Lutron light dimmer switches throughout

Minka Aire and Modern Fan Company designer ceiling fans

Thermador ultra quiet dishwasher

Jade gas range and Sirius stainless steel hood

Quaker Maid red birch custom designed kitchen cabinetry

Maple and mahogany flooring from Tulip flooring in Albany

Granite slab kitchen and bathroom counters, tile kitchen and bathroom floors and walls, and granite tile gas fireplace surround and hearth from local Bay Area counter and floor shops

Custom made zinc bartop by Walter Mork metal fabrication of Berkeley

Custom made spiral staircase by Stocklin Iron Works of Santa Rosa, California

Heat-N-Glo gas fireplace certified for room heater output

Copper piping throughout the house

Upgraded electrical wiring

Hardy, long lasting Ipe wood backyard deck and upstairs balcony floor

Oak wood flooring added to the front living room in 2019.