

**RESIDENTIAL PROPERTY**

05/13/2010

**560 WOODMONT AVE**

Unit:

**Status: Active****BERKELEY CA 94708...****Off Market Date:****Close Date:****Sale Price:****List Price:****\$895,000****Property Information**

**Bedrooms:** 4  
**Baths:** 2 **Partial Baths:** 1  
**Approximate SqFt:** 2000  
**Source:** Public Records  
**Year Built:** 1959  
**Stories:** Two Story  
**Fireplaces:** 1  
**Garage?:** Yes **Spaces:** 1  
**Pool On Site:** No



**Approximate Lot Size:**  
**Square Feet:** 5000  
**Acres:** 0.11  
**Link to Map:** [M](#)

**District/Subdivision:** BERKELEY HILLS**Builder:****Model:****Dwelling Type:** Detached**New Subdivision:****HOA Association:** No**HOA Dues/Fees:** \$**Association Name:****School District:** Berkeley (510) 644-6504**Elementary:** Call School District**Junior High:** Call School District**Senior High:** Berkeley High**Prior List Price:** \$895,000**Cumulative Days on MLS:** 6

LEVEL IN Mid-Century with garden and bay vus. Spacious public rooms and eat-in kitchen open to deck and sunfilled yard, detached cottage and hot tub. Master suite with Golden Gate Bridge views, updated kitchen and bathrooms. Coveted POOL MEMBERSHIP to neighborhood pool, just across the street!

**Directions:** Grizzly Peak, Wildcat to Woodmont**Cross Street:** Wildcat Canyon**Thomas Bros:** 609H4**Features**

**BATH-MASTER INCLUDES** Stall Shower, Tile, Updated Baths  
**BATH NON-MSTR INCLUDE** Shower Over Tub, Tile  
**COOLING** No Air Conditioning  
**DISABLED FEATURES** None  
**DISCLOSURES** Easements, Nat Hazard Disclosure  
**EQUIPMENT ADDITIONAL** Dryer, Washer, Water Heater Gas  
**EXTERIOR** Wood Siding  
**FIREPLACES** Living Room, Woodburning  
**FLOORING** Hardwood Floors, Linoleum, Tile  
**GARAGE/PARKING** Attached Garage, Int Access From Garage  
**HEATING** Forced Air 1 Zone, Gas  
**INSPECTIONS/REPORTS** Pest Control, Roof Inspection

**KITCHEN FEATURES** Counter - Stone, Dishwasher, Eat In Kitchen, Garbage Disposal, Gas Range/Cooktop, Refrigerator, Updated Kitchen  
**LAUNDRY** Dryer, In Laundry Room, Washer  
**LEVEL - STREET** 0.5 Bath, Laundry Facility, No Steps to Entry, Main Entry  
**LEVEL - UPPER** 4 Bedrooms, 2 Baths, Master Bedrm Suite - 1  
**LOT DESCRIPTION** Level, Secluded  
**POOL** Membership (Optional)  
**POSSESSION** Negotiable  
**ROOF** Composition Shingles, Rolled Composition  
**ROOM - ADDITIONAL** Bonus/Plus Room, Guest House, Utility Room  
**STYLE** Contemporary  
**TERMS** Cash, Conventional  
**VIEWS** Golden Gate Bridge, Partial  
**WATER/SEWER** Sewer System - Public  
**YARD DESCRIPTION** Back Yard, Deck(s), Fenced, Front Yard, Garden/Play, Tool Shed

