

# Comfortable Elmwood Brown Shingle



## 2830 Derby Street Berkeley

This craftsman home is carefully sited on its lot so that everyday living is oriented toward the sun-filled deck and garden. Features of this home include a cozy living room with a fireplace, a large sky-lit family room which opens to the garden, an adjacent dining area, the remodeled kitchen and breakfast room, three bedrooms, three baths, and a charming and spacious sunroom with a private deck. The garage, which has been converted to a studio provides space for a variety of activities and opens to the garden. There are wood floors throughout, two decks and off-street parking. A true pleasure to come home to, this lovely home is located in a wonderful neighborhood close to College Avenue shops and restaurants, the amenities of the Claremont Hotel, UC Berkeley and public transportation.

Photos @ [www.2830derby.com](http://www.2830derby.com)

Offered at \$950,000

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