

**408 Van Buren, Oakland, CA 94610**

## **Carriage House near Lake Merritt**

**Close to Hwy. 580, buses to UC Berkeley (AC 12) and downtown San Francisco (AC Line B) and 19<sup>th</sup> Street BART station.**

Self-contained garden cottage/carriage house with own entrance. 228 sq. ft. ground floor; 88 sq. ft. sleeping loft with outlook on large tree. Pull-down ladder to access "tree house" sleeping loft. Will accommodate a full mattress or futon, not a queen (54" x 90"). Not high enough to stand. New wood laminate flooring and paint. Close to Grand Ave. and Lakeshore shopping.

Located on same property as historic landmark house. Parking for scooter or small car. Outdoor area for gardening. Suitable for a single, quiet, non-smoking person only. Reasonable use of utilities included for an additional \$100.00 per month.



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