



251 Colgate Ave. Kensington, CA 94708

\$649,000

KENSINGTON CHARMER! STYLISH. SPACIOUS. SOPHISTICATED.

251 COLGATE IS THE KENSINGTON POCKET GEM FULL OF DETAILS AND PLEASANT SURPRISES. WHETHER BY DAY OR BY NIGHT, YOU WILL BE CHARMED FROM THE MOMENT YOU WALK THRU THE COTTAGE RED DOOR. ENJOY THE FILTERED CITY LIGHTS AND VIEWS FROM THE FRONT PORCH, INTERIOR BUILT-IN DETAILING, VAULTED BEAM CEILINGS, WHIMSICAL WINDOWS, SPRAWLING ENTERTAINING DECK & STONE PATIOS, SUNLIGHT GLASS ENCLOSED MASTER WALK-IN SHOWER AND OUTDOOR PAVILION HOT TUB FOR THE PERFECT SPA-LIKE DAY.

KENSINGTON OFFERS THE BEST OF BOTH WORLDS WITH THE QUIET SERENE SMALL TOWN FEEL COUPLED WITH THE EASY ACCESS INTO THE CITY AND THE COVETED TILDEN PARK JUST BLOCKS AWAY. YOU WILL FIND A FAIR AMOUNT AT YOUR FINGER TIPS TO EXPLORE!

SOLANO AVENUE, WHICH IS FULL OF TOP RATED DINING AND SHOPPING IS JUST A SHORT 2.5 MILE STROLL/BIKE. YOU CAN'T MISS ZACHARY'S PIZZA, CACTUS TAQUERIA, ANDRONICO'S MARKET, STARBUCKS, NOAH'S BAGELS, SWEET BASIL THAI, VANESSA'S VIETNAMESE BISTRO & MORE.

2 BR • 2BA • 1,230 SF

VIRTUAL TOUR: WWW.251COLGATE.COM



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TAKE YOUR TOUR AND SOAK IN THE MANY FEATURES AND CONVENIENCES:

- **SUNNY KITCHEN:** STAINLESS STEEL APPLIANCES AND GAS RANGE, CUSTOM TILING BACK SPLASHES, GRANITE COUNTERS, TILE FLOORING, SKYLIGHT, RECESSED LIGHTING AND QUAIN T EAT-IN BISTRO BENCH TABLE WITH FROSTED DOORS LEADING TO OUTSIDE DECK.
- **FAMILY ROOM:** OPEN AND SUNNY WITH WOOD BURNING FIREPLACE FOR COZY WINTER DAYS. DUAL PANED WINDOWS WITH PLANTATION SHUTTERS SHOWCASE THE FILTERED BAY VIEWS. WIRED FOR SURROUND SOUND ENTERTAINMENT. FLOOR-TO-CEILING BUILT IN BOOKCASES.
- **YARDS:** WOW, ENTERTAINERS DELIGHT! BOTH BEDROOMS OPEN TO THE SPRAWLING DECK, FLAGSTONE PATIO AND HOT TUB GAZEBO FOR YOUR OWN LOUNGING. THE FRONT YARD IS PROFESSIONALLY LANDSCAPED WITH CUSTOM LIGHTING AND STONEMWORK.
- **BEDROOMS:** LOCATED TOWARDS THE BACK. HARDWOOD FLOORS, DESIGNER PAINT, WALK-IN MASTER CLOSET. DUAL-PANED WINDOWS WITH PLANTATION SHUTTERS.
- **BATHROOMS:** FABULOUS MASTER BATHROOM WITH WALK-IN GLASS CUSTOM SUNDRENCHED SHOWER WITH AN EUROPEAN FLAIR. CONTEMPORARY AND COMPLETELY REMODELED GUEST BATHROOM WITH CUSTOM TILED SHOWER AND SEPARATE SOAKING TUB.
- **LOCATION:** OUTDOOR ADVENTURES AND NOTABLE RESTAURANTS ARE AT YOUR FINGERTIPS! QUALITY SCHOOLS ARE RIGHT AROUND THE CORNER.
- **ADDITIONAL FEATURES:** NEW DESIGNER PAINT INSIDE AND OUT, WIRED FOR SURROUND SOUND, HARDWOOD FLOORING THROUGHOUT, ATTACHED 2-CAR GARAGE, DUAL-PANED WINDOWS, NEWER CENTRAL HEAT, UPDATED ELECTRICAL AND PLUMBING, UPDATED FIXTURES, RECESSED LIGHTING, NEW ROOF, ADDITIONAL INSULATION, SEISMIC UPDATING, CUSTOM BUILT OFFICE AND CABINETS ADJACENT TO KITCHEN.



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