



There are so many attractions and activities in the Rockridge neighborhood of Oakland — literally too many to fit in this brochure. You'll find shopping for everyone, food and drink to fit anyone's palette, family fun, nightlife, arts & culture, and exploration. There is always something new to discover!

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REAL ESTATE SERVICES

Better Marketing. Better Results.™

The information age is here, but most local Realtors still sell homes the same way they did 20 years ago. When you want the highest purchase price possible in the shortest period of time, you want representation who knows how to make your home shine where nearly every buyer is looking for homes – the internet.

The team at Lifestyle Real Estate Services thinks differently. We find ways to make your home unique in the marketplace, and we pursue an emotional hook with homebuyers to maximize results for you. Speaking of results, for the last two years our listings were on the market for one-third less time than competing properties and sold for an average of \$7000 over their list prices.

To learn more, go to www.LifestyleRES.com, or give us a call today at (925) 230-8375 to speak with a friendly property marketing representative.



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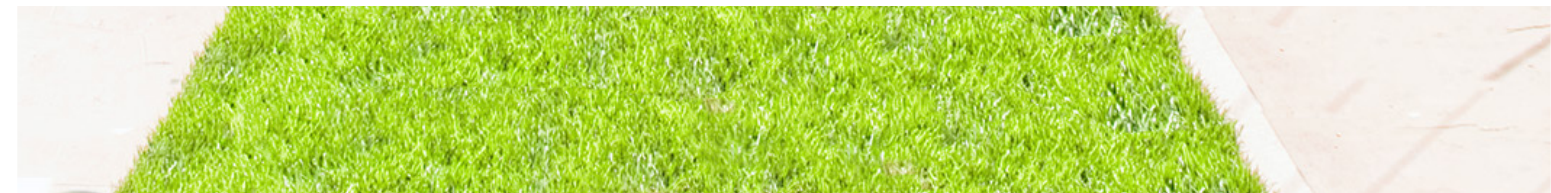
5318 Manila Avenue
Oakland, California

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Lifestyle Real Estate Services is proud to present an updated Rockridge home with great walkability. Owned by the same Bay Area family for over six decades, this house holds a lot of memories and is now waiting for you to create your own. Welcome home!

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A Revamped Rockridge Bungalow in a “Walker’s Paradise.”

Lifestyle Real Estate Services is proud to present a wonderful home that has enjoyed a complete makeover before being brought to the market—and the delight of homebuyers just like you. The owners gave our team total freedom in our design choices, and the result is a stunning interpretation of what a “modern bungalow” can be.

From the new interior and exterior paint, to the mixed-metal finishes of the lighting and hardware plans, to the Slate, stainless steel GE® appliances, this home’s recent updates are elevated, custom, and too numerous to mention at length. Sourced from Viviano Marmo®, our designers selected the ceiling-height hexagon backsplash tile in the kitchen and the prismatic marble accent

wall in the bathroom. If you’re a fan of Rejuvenation®, you’ll likely recognize some of the feature lighting, the bathroom mirror, and the vintage-style push-button light switches with the integrated rotary dimmer.

But not everything needed updating, and where we could retain the original period details we did. The home has original oak flooring with a walnut inlay that looks incredible now that it’s been refinished. The original doors and knobs—some in solid nickel and others in faceted glass—were preserved because they add so much character to a historic home like this.

We can’t wait for you to see it, and know you’ll love it as much as we do. Bring your offer today!

“What’s the price?!” we hear you ask.

We like to represent our listings with great marketing like the brochure you’re holding now, but pricing is something that’s always subject to change.

For the current price, check out the link at the bottom of this page, **or call us today at (925) 230-8375.**

We would love to meet you! Schedule your private showing appointment over the phone or visit us online at <http://LifestyleRES.com>.



Original, refinished hardwood flooring in the living areas



New kitchen with custom hardware, lighting and backsplash



Remodeled bathroom features a dramatic accent wall of natural stone



Energy-efficient, designer lighting respects the period of the original construction



Morning coffee is made better with people-watching from the front porch

Property Features

This home is less than a block from a variety of shopping, dining, and coffee shops along vibrant College Avenue. Even the Rockridge BART station is only an 8-minute walk from here. You may find you’ll seldom use your car!

- Three bedrooms, one bathroom
- 1306 sq. ft. residence, 3200 sq. ft. lot, built in 1919
- Designer-selected paint colors used inside and out
- Original hardwood flooring with walnut inlay
- Cozy rear yard with covered patio for entertaining
- Intimate front porch is perfect for summer evenings
- 2-car, tandem garage with cement, unfinished basement
- Nest™ learning thermostat and LED lighting throughout

Kitchen

- **NEW** GE® appliances in Slate Stainless Steel
- **NEW** quartz countertops and stainless steel sink
- **NEW** shaker-style cabinetry with matte-black hardware
- **NEW** hexagon-style backsplash in natural marble
- **NEW** designer lighting and polished-nickel bridge faucet fixture with spray

Bedrooms & Bathrooms

- **NEW** custom shower enclosure and Kohler® soaking tub
- **NEW** “picket fence” tile for shower & surrounding walls
- **NEW** mixed-metals hardware and plumbing fixtures
- **NEW** Carrera marble thresholds and vanity top
- **NEW** Kohler® Memoirs™ toilet

See More Online!

If you like what you see outside, wait until you see inside! The sellers chose to have this property featured on our website, www.LifestyleRES.com, which is chock full of great information -- practically everything you could want to know about real estate!

At the link below you’ll get up-to-the-minute pricing information, be able to view a LOT more photos, property reports and school district info, all from the comfort of your home. You can also click the “**Book a Showing Appointment**” button to let us know you’re interested in a private viewing of the property.

www.lifestyleres.com/5318-manila