



FOR SALE

SFR+IN-LAW | BERKELEY

2120 Spaulding Ave. Berkeley, CA 94703



JATIN **MEHTA**

MULTI-FAMILY SPECIALIST

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jat@teamkitehill.com

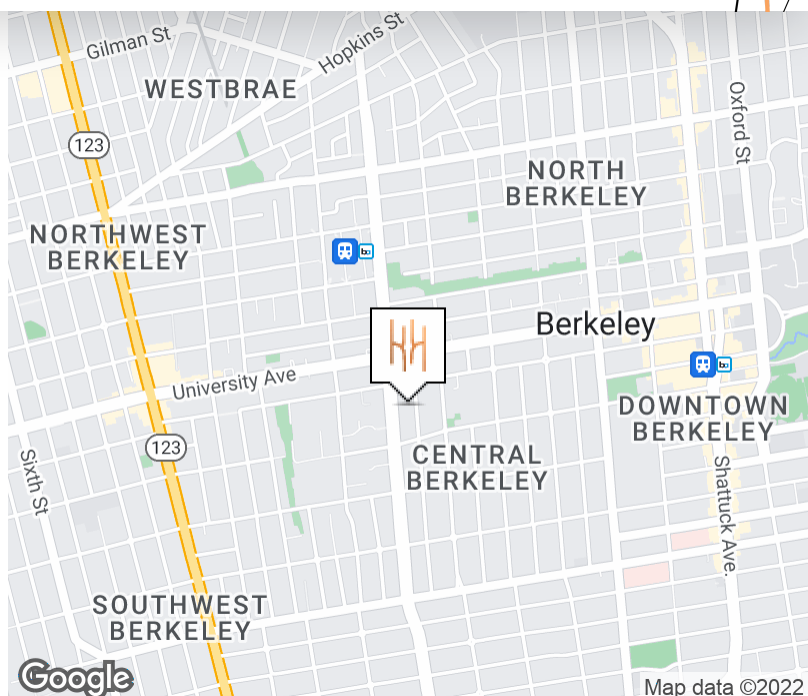
CALDRE #02045713

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SALE PRICE

\$1,898,000

OFFERING SUMMARY

NUMBER OF UNITS:	2
BUILDING SIZE:	2,151 SF
LOT SIZE:	5,445 SF
PRICE / SF:	\$882.38
BEDROOMS	5
BATHROOMS	3
YEAR BUILT	1924
RENOVATED:	2022
SUBMARKET:	Central Berkeley

LOCATION OVERVIEW

Set on sparkling San Francisco Bay, Berkeley is a small city with an international reputation. A culinary hub, socially diverse, and culturally progressive, Berkeley offers a vibrant mix of neighborhoods, hotels, shops, restaurants, entertainment, and recreational pursuits. Home to the University of California, Berkeley (first and founding campus in the University of California system), Tilden Regional Park, a marina-side park with San Francisco vistas and bayfront trails, and the roots of American counter-culture, Berkeley is a destination of rich context and deep authenticity.

Walk Score - 93

Transit Score - 66

Bike Score - 100

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PROPERTY OVERVIEW

Remodeled & move-in ready, this beautiful Berkeley duplex lives like an SFR and combines vintage charm w modern upgrades. The 5-bed, 3-bath home includes an in-law unit & is enhanced w cedar and steel accents throughout—as well as modern finishes in the baths and a large custom kitchen w island seating, new appliances, and a wine fridge. Covered in iconic terracotta tiles, the front porch is flanked by picture windows, while the adjacent arched entryway leads to the private studio—perfect for out-of-town visitors. Folding doors open off the family room to the backyard, featuring a covered patio w pendant lighting. From the master bedroom, french doors open to a private deck steps from the manicured lawn. Enjoy dual-pane windows & remote-controlled irrigation for front & back yards. Come home to a private gated driveway in this highly sought-after central Berkeley location, just a short walk from bustling University Ave.

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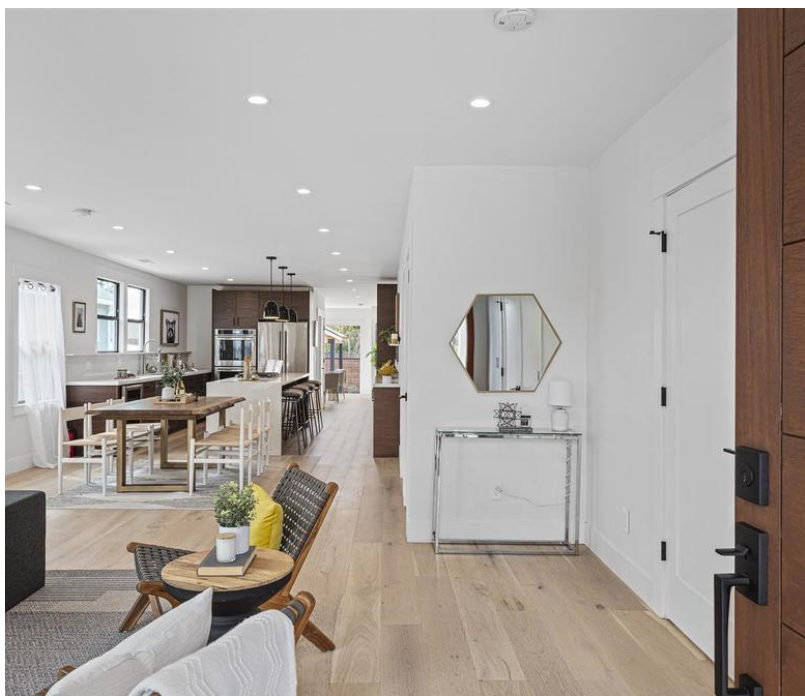
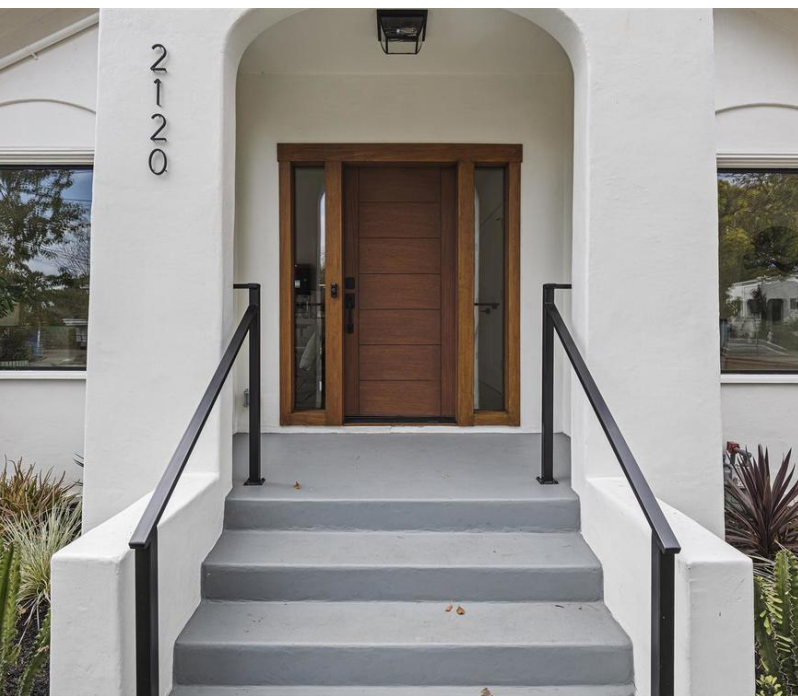
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KEY KITCHEN FEATURES

- 36" Kitchen Aid Stainless steel refrigerator
- 36" Kitchen Aid double oven
- 10 foot quartz waterfall island with 36" 5 burner Kitchen Aid cooktop with telescopic downdraft venting system
- Custom walnut cabinets with soft-close hardware
- Custom quartz backsplash and floating shelves
- Kohler Pro-inspired kitchen sink system
- American Standard Slim line garbage disposal



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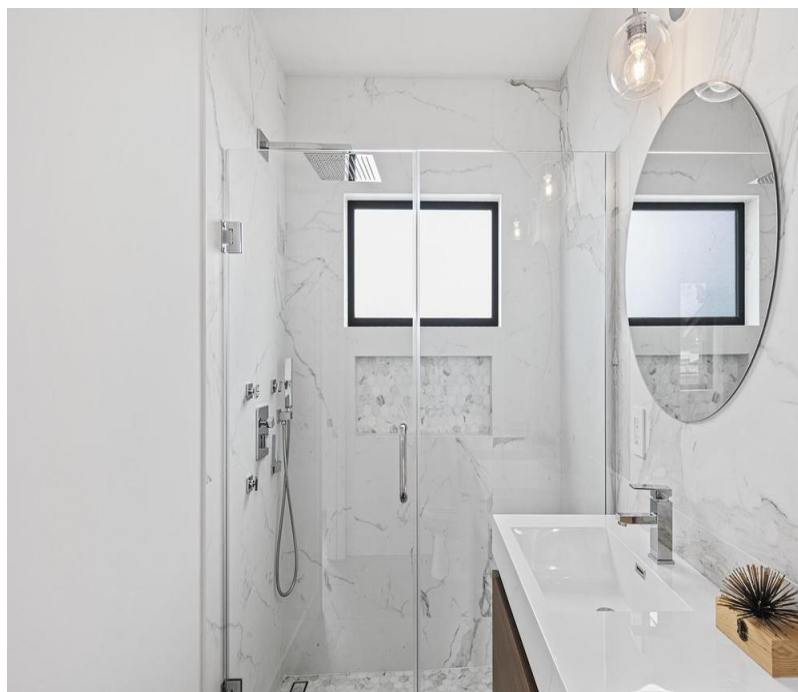
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BACKYARD FEATURES

- Custom designed landscaping
- Fully fenced private rear garden with new lawn and concrete dining patio and lighting around the exterior.
- Auto sprinklers and driplines in both the front and back gardens. Can be controlled by an app remotely.
- New concrete driveway with rock borders.



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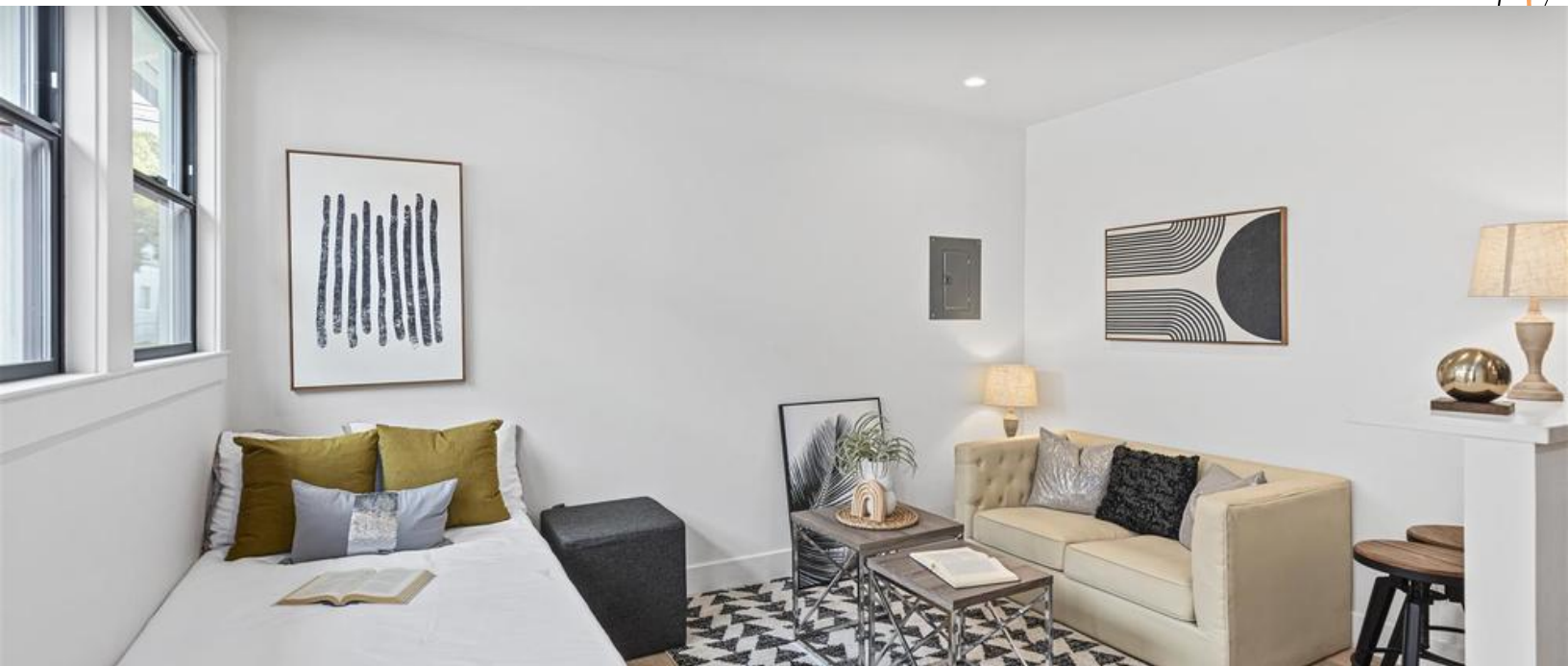
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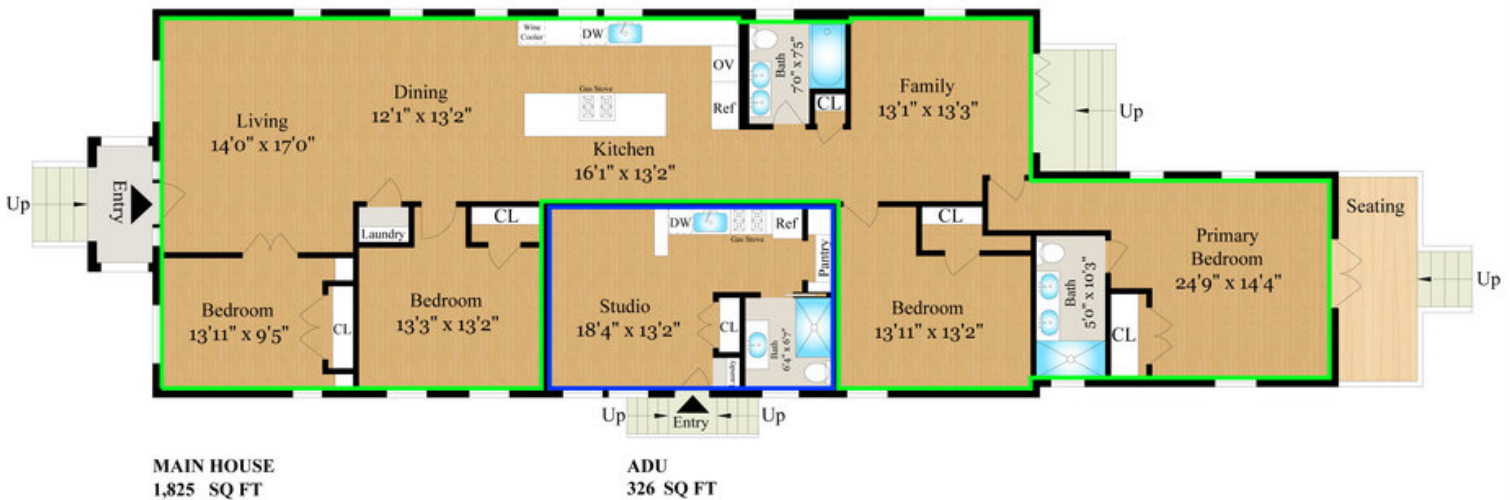
**Estimated Total Finished
Square Footage: 2,151 SQ FT**

Overall Size Of :

MAIN HOUSE : 1,825 SQFT

ADU : 326 SQFT

TOTAL : 2,151 SQFT



0' 8' 16' 24'

All information provided is deemed reliable, but is not guaranteed and should be independently verified. Buyer should not rely on any advertised or disclosed square footage measurements and should retain their own experts to measure structural size and/or square footage during their contingency period, if any.

Measured by Christian Klugmann Photography on 03/15/2022

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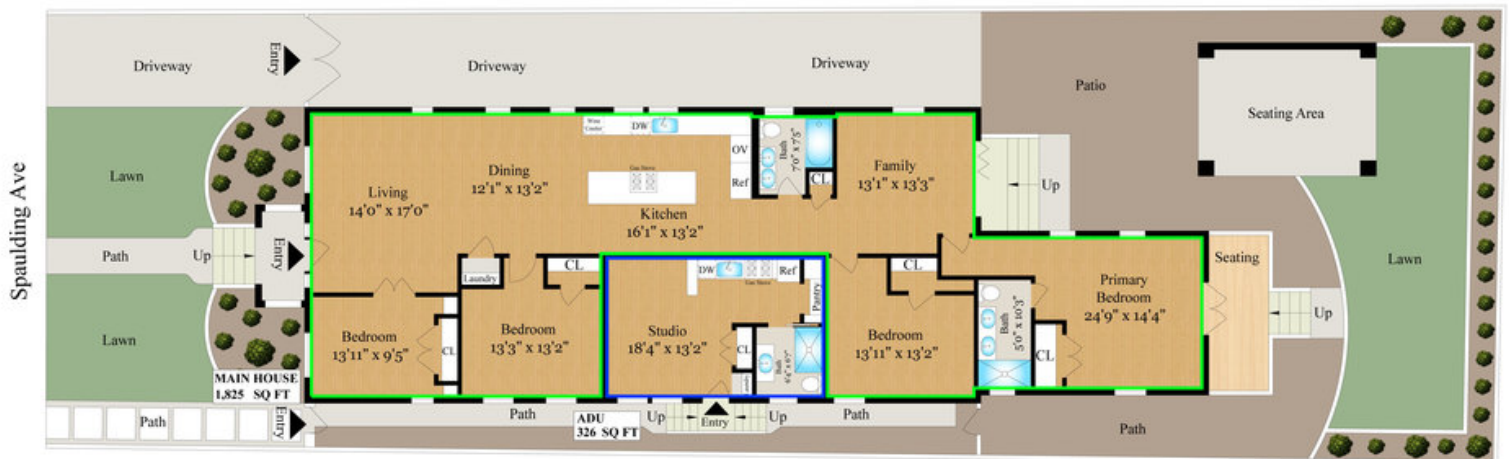
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Lot Size: 5,445 SQ FT
SITE PLAN

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DESCRIPTION

4 Bed, 2 Bath

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1705 Parker St, Berkeley, CA 94703

DETAILS

PRICE:	\$1,500,000
BLDG SIZE:	1,821 SF
LOT SIZE	5,300 SF
YEAR BUILT:	1909
PRICE/SF:	\$823.72

SFR | BERKELEY | PENDING

2240 Virginia Street, Berkeley, CA 94709

DETAILS

PRICE:	\$2,148,000
BLDG SIZE:	2,169 SF
LOT SIZE	5,450 SF
YEAR BUILT:	1955
PRICE/SF:	\$990.32

DESCRIPTION

4 Bed, 3 Bath



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PROFESSIONAL BACKGROUND

Jatin Mehta is a leading expert in the purchase and sale of multifamily investment properties in the greater Bay Area. His extensive market knowledge, unique pricing and marketing strategies, and keen negotiating tactics — along with an unrivaled work ethic — ensure his clients achieve their real estate investment goals. Utilizing his strong financial background and analytical skills, Jatin is able to identify premium real estate acquisitions that help both first-time buyers and seasoned investors build equity and assets. He understands that trust and integrity are at the core of every real estate deal, and he prioritizes his clients' vision and objectives while also offering expert advice and guidance. Jatin's commitment to providing the highest level of service has earned him multiple awards and enabled him to build long-term relationships with his clients.

Jatin studied at UC Irvine, where he majored in economics and management, and he launched his financial career in institutional equity sales. He spent 12 years on Wall Street, working for a number of investment banks and with institutional fund managers, advising them on which equity assets to buy and sell and helping companies raise equity in the public markets. He rose to the position of director of sales while earning a Master of Science in financial analysis at the University of San Francisco. In 2017, Jatin became an agent, where his educational, financial, and analytical background has proven invaluable in advising clients as a multifamily investment specialist.

Jatin's entrepreneurial spirit is strongly influenced by his father, who emigrated from India to California and earned his master's degree at UC Berkeley — the first of his family to do so. Jatin witnessed firsthand his father's dedication to growing a successful engineering business, and his hard work and drive to be the best has shaped much of Jatin's life and career.

After living in Orange County, San Francisco and Berkeley for many years, Jatin is now based in Oakland with his wife, Rishvika and their dog Henri.

Kite Hill Real Estate
510.878.6800

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