



**5380 THOMAS AVE, OAKLAND, 94618**

*With an enviable walk score of 87, this 2BD/1BA Lower Rockridge home, measured at 1430 sq ft, has graceful proportions, nicely sized rooms. There is direct, level access to the spacious outdoors from the kitchen/breakfast area.*

*Features include real hardwood floors; double pane windows; custom kitchen cabinets; freshly painted interior; original gum wood trim. And, rare for Lower Rockridge, the home has a detached two-car side by side garage, perfect for those who like to work on projects.*

*Fastidiously maintained, the current owner has an impressive list of the upgrades done over the decades, and their accompanying permits. Home has a termite clearance, is sidewalk and sewer lateral compliant.*

*Rockridge has live music, comedy nights, food festivals, book signings, kitchen tours, a Halloween parade. Enjoy the delightful, lively atmosphere. Welcome!*

**5380THOMAS.COM**

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**VANGUARD PROPERTIES**