

6281 Aspinwall Road

The Left Lot: Build, Hold, or Both

COMPASS

LOT SIZE

10,500 sqft

Relatively flat | Rare in Montclair

HOME - PER PLANS

2,972 sqft

Three levels - Main: 1,611 sqft | Upper: 733 sqft | Lower: 628 sqft

GARAGE

542 sqft

Two-car: Not included in living area total

POTENTIAL ADU

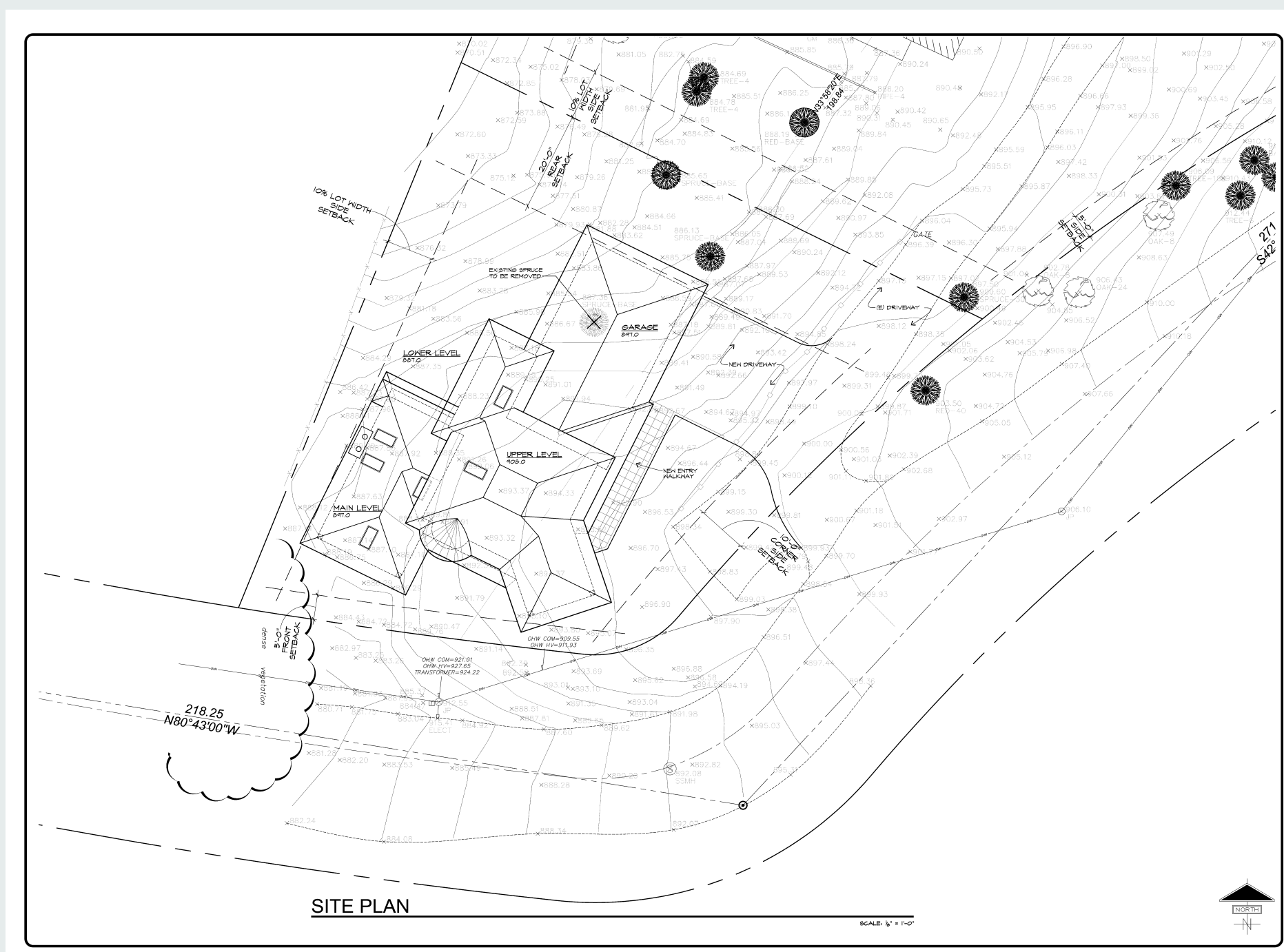
~1,000+ sqft

Separate structure | Lower portion of lot | Subject to Planning & Permitting



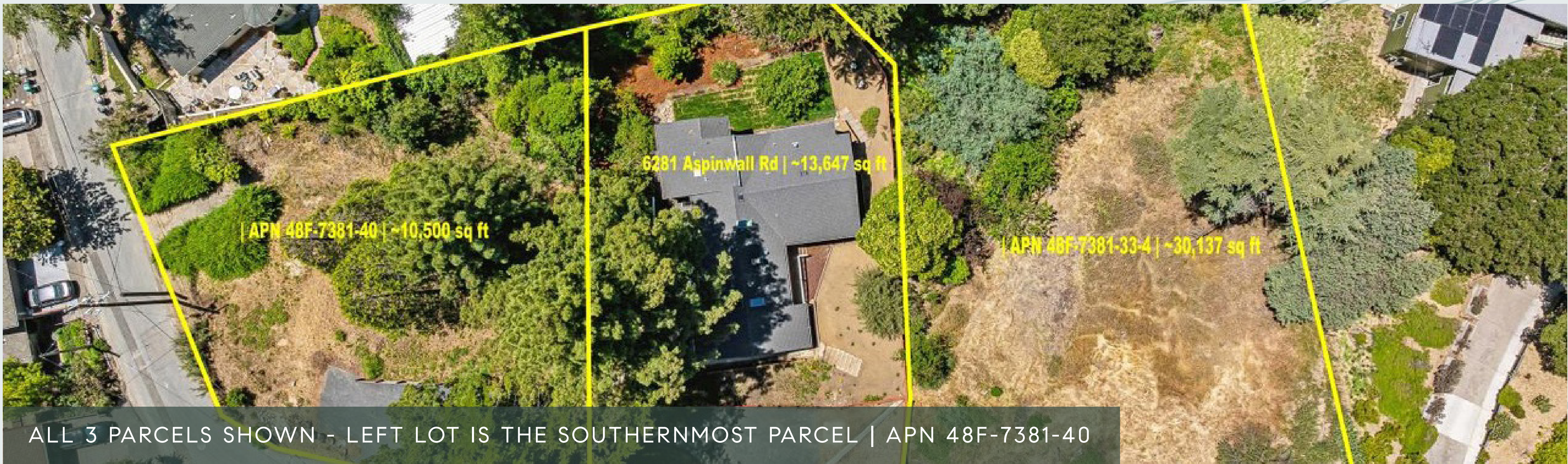
ARCHITECTURAL RENDERING - ILLUSTRATIVE CONCEPT | PLANS INCLUDED IN SALE

SITE PLAN - A1 | DRAWN BY A LOCAL, ESTABLISHED ARCHITECT



WHAT YOU CAN DO HERE

- **Build with a head start.** Plans drawn by local, established architect transfer with the sale — skipping \$30K-\$80K in design fees/months of lead time.
- **Add an ADU.** Garage footprint supports potential space beneath — rental income, multigenerational living, or private studio. Subject to permitting.
- **Two access points.** Shared driveway with 6281 Aspinwall, plus a potential separate entrance off the lower Aspinwall curve.
- **Hold as compound land.** Keep as open space or gardens — no neighbors six feet from your fence line on either side.



ALL 3 PARCELS SHOWN - LEFT LOT IS THE SOUTHERNMOST PARCEL | APN 48F-7381-40

APN 48F-7381-40 | ~10,500 sqft
Montclair, Oakland
Plans available to qualified buyers upon request.

\$199,000

Offered individually or in combination with 6281 Aspinwall Road