



O A K L A N D | C A L I F O R N I A

435 VERNON ST

SINGLE FAMILY + COTTAGE | ADAMS POINT / OAKLAND

BANK OWNED

PROPERTY
STATEMENT

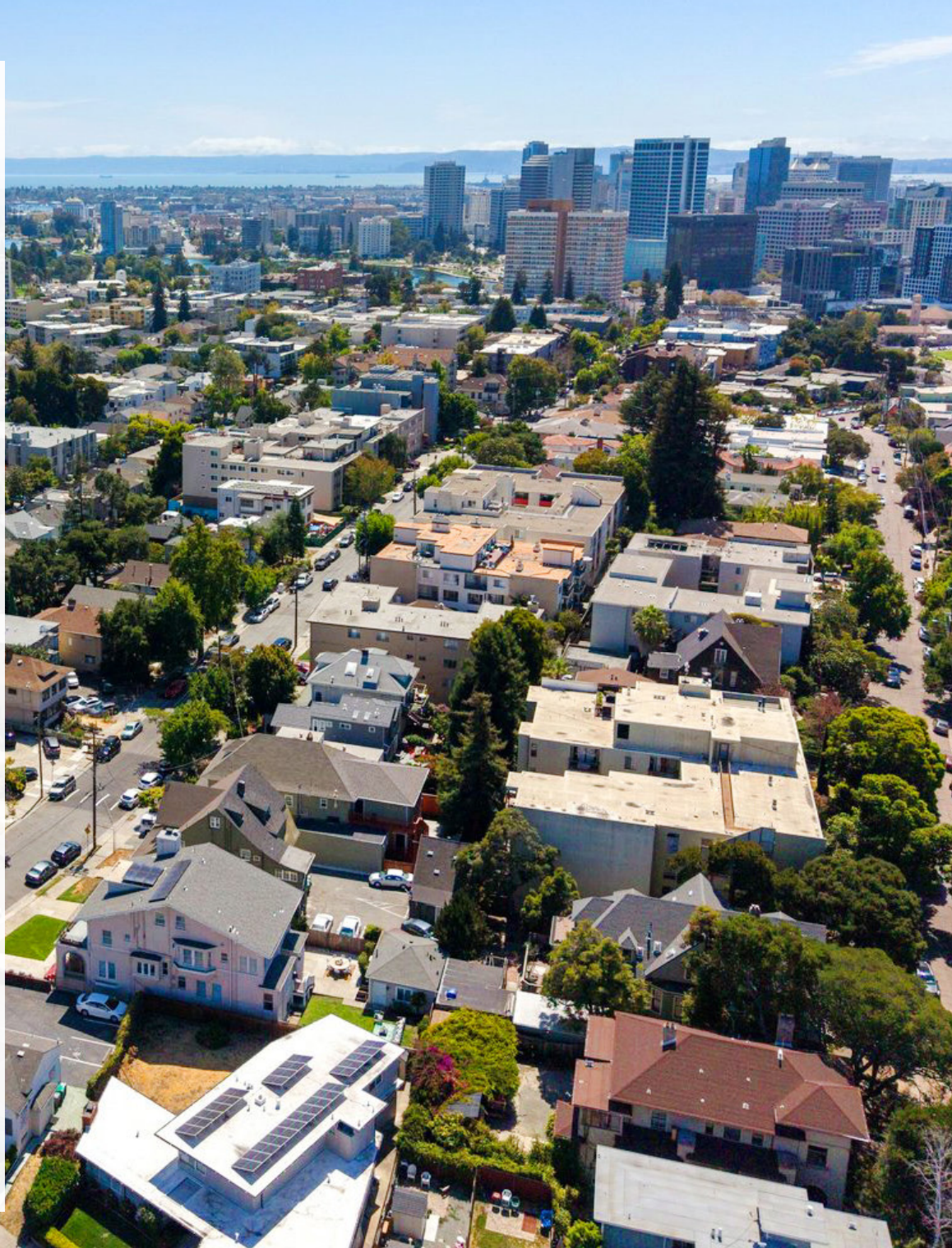
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PROPERTY SUMMARY

Fully detached single-family home with renovated rear cottage offers 10 bedrooms, a sunroom, and 6.5 baths, all delivered vacant and partially furnished. Formerly a co-living space, it's ideal for multi-generational living or investment. Legalized ADU provides extra rental income potential. Features include hardwood floors, custom tile, renovated kitchen with modern appliances, updated baths, solar photovoltaic system, security gate, and two-car parking. Move-in-ready and bank-owned, this rare compound offers comfort, flexibility, and a sought-after neighborhood setting.

LISTING PRICE	\$1,649,000
PRICE / SQ FT	\$365
BUILDING SIZE	4,516 SF
PARCEL SIZE	6,545 SF
PARCEL NUMBERS	10-791-4
YEAR BUILT	1914
ZONING	RM-1/S-12
PARKING	2-Car



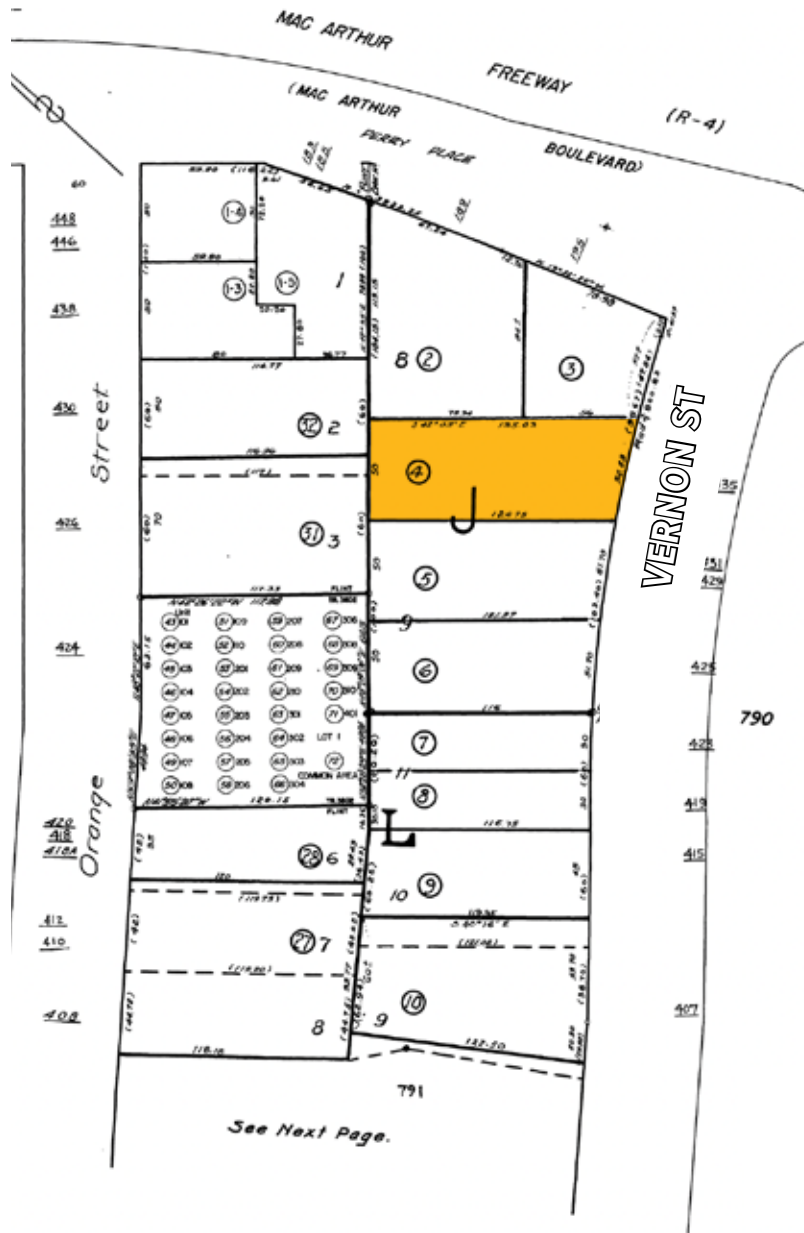
PROPERTY HIGHLIGHTS

- Single-family home + renovated detached cottage
- 10 bedrooms + sunroom
- 6 ½ bathrooms
- Partially furnished
- Delivered vacant
- Solar photovoltaic system
- Security gate + 2 car parking
- Interior features custom tile, hardwood floors
- Renovated kitchen with modern appliances, fixtures and baths
- Situated in Adams Point, close to Lake Merritt, BART and downtown Oakland
- Proximity to shopping, dining and entertainment on Lakeshore Avenue
- Formerly used as co-living space

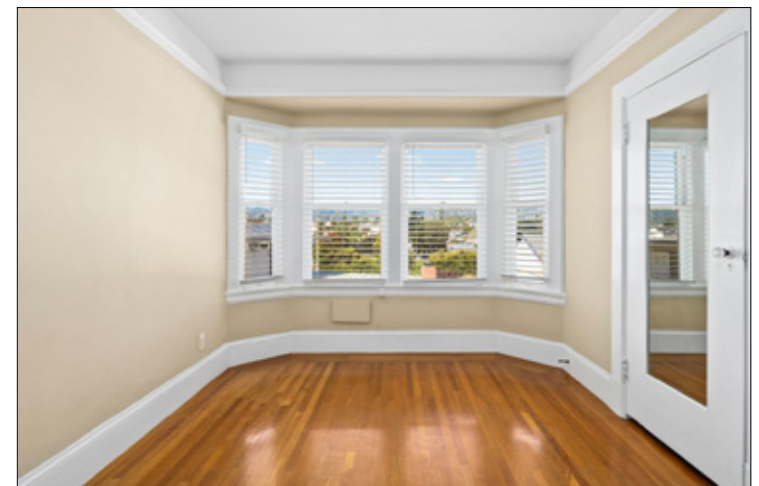
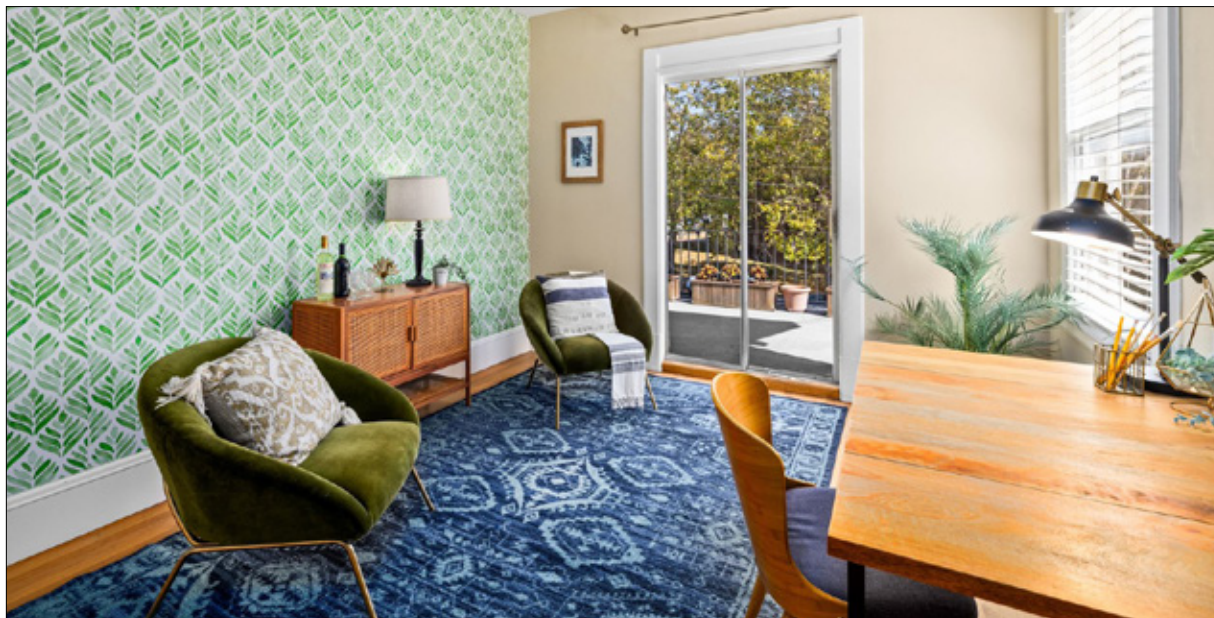




435 VERNON ST PARCEL MAP



COTTAGE

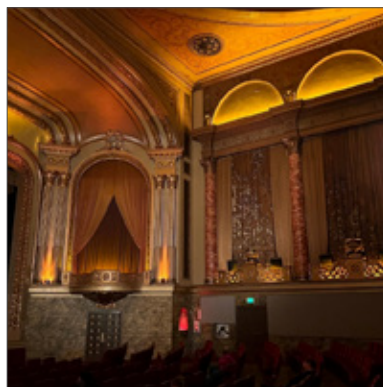


435 VERNON NEIGHBORHOOD

Nestled in the vibrant heart of Adams Point, 435 Vernon Street offers the perfect blend of urban convenience and neighborhood charm. Just moments from Lake Merritt, this desirable location boasts easy access to lush parks, scenic walking trails, and some of Oakland's best dining, shopping, and entertainment.

Enjoy a serene, tree-lined street with a true community feel—all while being minutes from downtown Oakland, Grand Avenue, and the bustling Saturday Farmers Market. Commuters will appreciate proximity to BART, AC Transit, and quick freeway access.

Whether you're a first-time buyer, an investor, or looking to upgrade, this property provides a rare opportunity to own in one of Oakland's most sought-after areas.



GRAND LAKE THEATRE



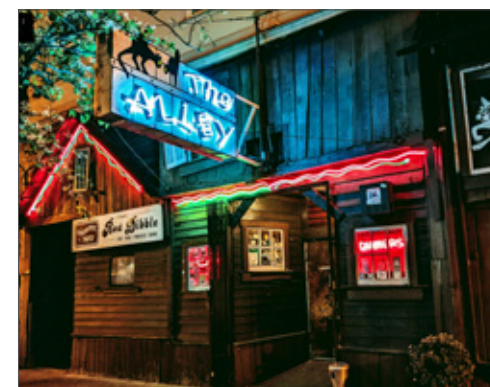
PERSIAN NIGHTS



LIMÓN



ARIZMENDI BAKERY



THE ALLEY



MAMA OAKLAND



WHOLE FOODS MARKET



435
VERNON ST

DOÑA
MÄGO

DESTA CAFE

LIMÓN

PARAMOUNT THEATRE

FOX THEATER

GRAND LAKE THEATRE

GRAND LAKE KITCHEN

GRAND LAKE FARMERS MARKET

ZACHARY'S PIZZA

SAFEWAY

GRAND OAKS

THE STAR

MISS SAIGON

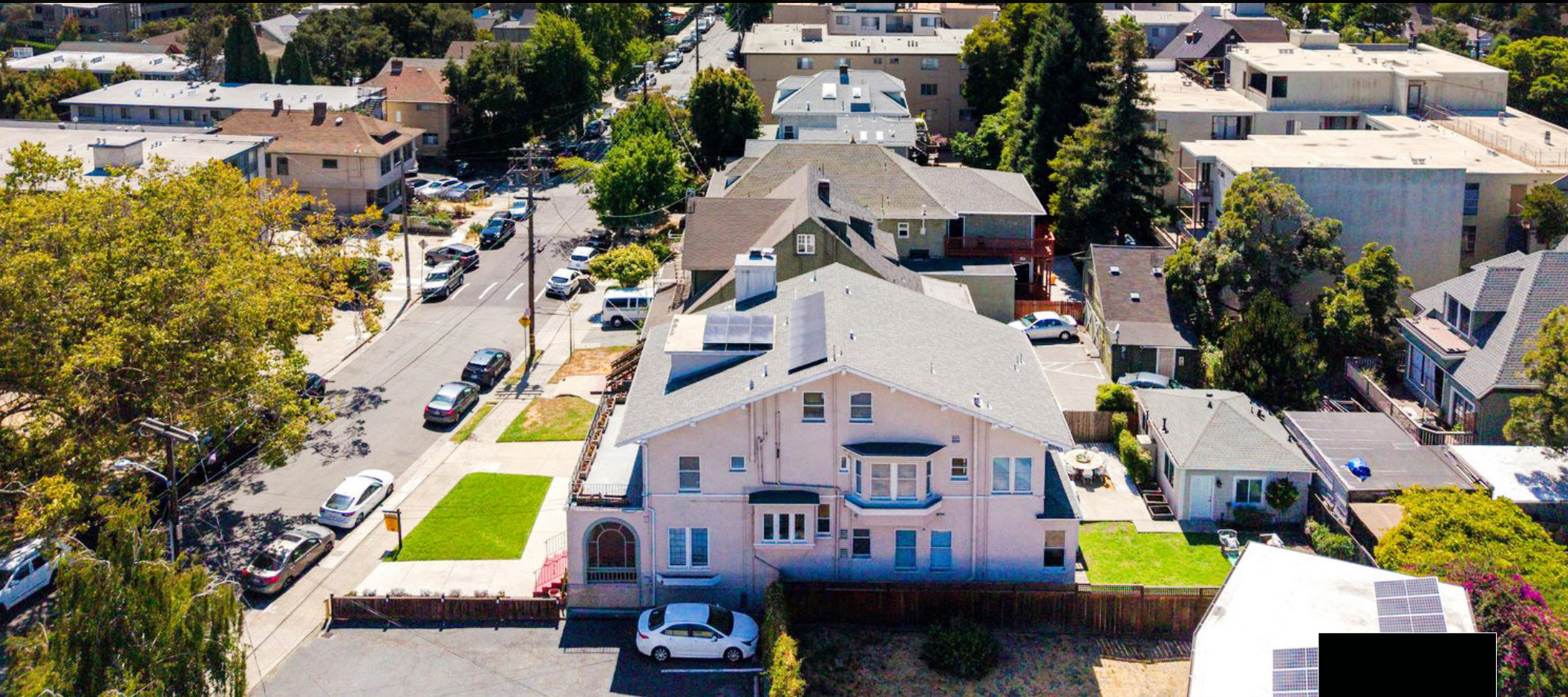
ALMOND AND OAK

ARIZMENDI BAKERY

PROPOSITION CHICKEN

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