

Prime Rockridge Development Opportunity | Oakland, CA

2 Detached Single-Family Homes or 1 Single-Family Executive Home



Presenting a rare opportunity to create the home you want and build equity or profit on a coveted, walkable Rockridge block with a sylvan creekside setting. These 2 homes will attract Millennial or Empty Nester Buyers and have been conceived by well-known Developer Tom Anthony and Designer John Newton, can take advantage of the newest zoning code, promising ease through the planning process, along with necessary creek studies to expedite the development of the property. There is also an opportunity to build a larger Executive home with full planning approval that includes engineering documents, which have been prepared to submit for building permits. The thoughtful designs create a living experience for upscale homebuyers that will not just meet, but exceed their expectations for 21st-century living. Each home draws on the traditional styles that Rockridge is loved for, and features open floor plans centered around large connected spaces for formal and informal living and entertaining. Grand patio doors expand the interior public rooms onto adjacent, level exterior decks and patios. Each home, while still conceptual, features 3 or 4 bedrooms, including a well-proportioned primary suite with a walk-in shower, and spacious walk-in closets for ease of living. The offering also includes Planning Approval for a 2,975 SF 4 BR / 4 BA single-family executive-level home with necessary studies and engineering ready for building permit submittal. Enjoy a contemporary work-from-home lifestyle with private, flexible office options in each home. Oversized single-car garages allow for 2 cars off-street and storage. The location in Oakland's favorite walkable neighborhood is just steps from Rockridge BART, Market Hall, Trader Joe's, and all of College Avenue's inspiring and interesting shops and restaurants. The future owners will love living in these thoughtfully designed new construction homes in Oakland's hippest, most walkable neighborhood.

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Two Development Options

Option 1: Potential 2-Home Site Plan



Option 2: Single-Family Executive Home



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1 Single-Family Executive Home Option



3rd FLOOR PLAN



2nd FLOOR PLAN



1st FLOOR PLAN



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2-Home Floor Plan Options

KEY FEATURES:

- 2 potential detached single-family homes in a 2 lot subdivision
- 2,372 SF - 4 BR / 3.5 BA + Office + Ground Floor In Law
- 2,303 SF - 3 BR / 3.5 BA + Office + Elevator + Ground Floor Suite
- Open floor plans with indoor/outdoor flow
- Spacious patios and decks adjacent to living room and guest rooms
- Attached one-car garages
- Sylvan setting in peaceful creekside location
- Stroll to Market Hall and College Avenue shops and restaurants
- Walk to BART and public transportation
- Take advantage of new and more expedient zoning code
- Also, includes Planning Approval for a 2975 SF 4 BR / 4 BA single family executive level home with necessary studies and engineering ready for building permit submittal

LEFT HOUSE (2 HOME OPTION)



RIGHT HOUSE (2 HOME OPTION)



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