



1040 DUTTON AVE

SAN LEANDRO
Listed at \$995,000



COMPASS

www.1040Dutton.com



4+

Bedrooms



2.5

Bathrooms



2,504

Finished Sq Ft



5,740

Sq Ft Lot



1-car

Attached garage

- Original features including hardwood floors and classic Spanish arches
- Owned NEM 2.0 solar panels and Emporia EV Charger
- Seismic retrofit and partial foundation replacement
- Recently remodeled bathrooms and tasteful finishes throughout



LISTED BY JADE + PAUL TALBOT
DRE# 02109334 + 01940563



510-926-6851



hello@talbotteam.com



1040 DUTTON AVE

Nestled on the border of Estudillo Estates and Broadmoor, this stunning and spacious Spanish Mediterranean-style home awaits its new owners. 1040 Dutton Ave has classic charm and modern comforts. The layout of the home is ideal for those who are looking for extra space to host friends and family. A few other perks of the home include the recently remodeled bathrooms, owned Solar panels and EV charging station, and multiple outdoor spaces for relaxation.



As you step inside, you're greeted by a cozy dining nook on the right and a spacious living room on the left. The living room features a gorgeous fireplace, a large picture window, and beautiful arches from the foyer and to the formal dining room. The main level of the home has original random plank hardwood floors and tons of natural light, creating a warm and inviting atmosphere.




The upper level boasts two well-appointed bedrooms that share a tastefully remodeled bathroom. Down the hall, the primary bedroom provides ample closet space, an ensuite bathroom, and direct access to a large back deck.

The lower level, with its separate entrance, offers versatile living spaces and opportunities for multi-generational living. It includes a half bath, a full laundry room, an office/guest bedroom, and a bonus den. Both the den and the laundry room open to the backyard. This outdoor space offers endless potential for entertaining, gardening, or even the possibility of an ADU in the future.


This move-in ready home is just blocks away from Farrelly Pool and Roosevelt Elementary School, and conveniently located near I-580. Experience the perfect blend of historic charm and modern amenities at 1040 Dutton Ave. Don't miss your chance to own this exceptional property in one of San Leandro's most desirable neighborhoods.

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