



Information

Top Level

One bedroom apartment, new kitchen and new bath
Two garages with interior entry

Second Level

Entry hall, two bedrooms, two incomplete baths
Staircase to foyer below

Main Floor

Grand foyer with original French doors from entry terrace
Living room and dining room opening to terrace
Library with bedroom alcove. Framed in areas for bedroom, two and one-half baths
Undeveloped kitchen area. Three fireplaces. Laundry. Storeroom. Potting shed

Lower Level

Framed-in areas for two bedrooms, two baths.
Utility room with incomplete radiant heating system. Storeroom

Loggia

Two very large rooms (media, exercise) plus wine room

Additional Information

Land: Approx. 39,744 sq. ft. (public records)*
House: Approx. 5,993 G.L.A. + 2,950 sq. ft. of other space (per appraisal)*
Roof: Tile
Floors: Tile and hardwood
Grounds: Partially walled or fenced
Garage: Two-car garage

* Square footage as per public records, neither seller or sellers agent verifies accuracy.



Historic Duncan McDuffie Villa



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22RobleRoad.com



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22 Roble Road, Berkeley

Willis Polk, Architect, 1924
Olmsted Brothers, Landscape Design

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History

We are pleased to present the grand, historic McDuffie House, situated in our Claremont District. Duncan McDuffie was a visionary, suburban planner and developer with a true appreciation of nature. He founded Mason McDuffie Company, which created the Claremont and Northbrae neighborhoods in Berkeley and St. Francis Woods in San Francisco. McDuffie went on to create the California Park system and was one of the founders of the Sierra Club, of which he was president for many years.

Architecture and Landscape

McDuffie's vision of a country home for him and his wife led to a long correspondence with Willis Polk and the Olmsted Brothers firm, who designed New York's Central Park. McDuffie envisioned a Mediterranean villa flowing from the edge of the road down into a glorious garden. This romantic home was designed to suit their country lifestyle, which included entertaining socialites and dignitaries. The grand staircase to the foyer below was an important part of the social proceedings. The upper level was for guests, the main level for the McDuffies and the lower level for staff. The garden was and is an essential and beautifully integrated element of the overall design.

Opportunity

The current owners embarked on an extensive upgrade program of the entire house to suit their specific lifestyle ---heating system, plumbing, electrical, windows and doors, kitchen and baths. It is incomplete. A new owner with vision has the opportunity to finish this project and enjoy one of the grandest homes of the past enhanced with the fine appointments of modern, 21st Century living.

Information deemed reliable but not guaranteed.

Offered at \$2,850,000