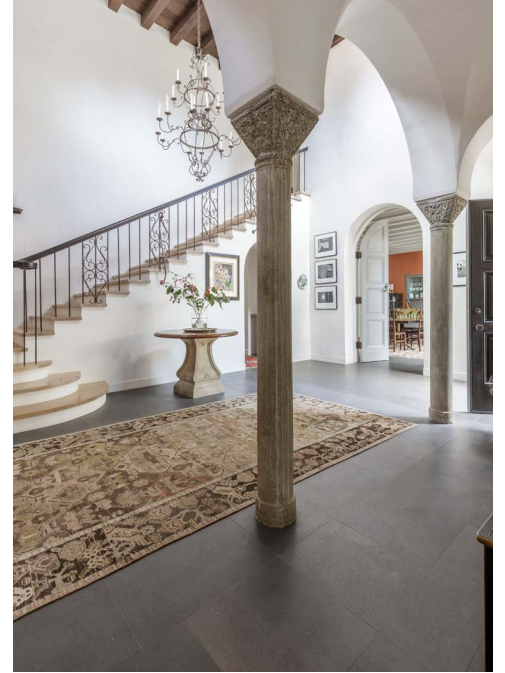


22 ROBLE ROAD

BERKELEY



THE MCDUFFIE ESTATE

6 BED | 7½ BATH | **OFFERED AT \$10,000,000**

The McDuffie Estate is one of Berkeley's most beautiful treasures. Located on almost an acre and designed by legendary architect Willis Polk, the property is surrounded on all four sides by stunning gardens created by the venerable Olmstead Brothers. The property and gardens were landmarked in 2011, and the property enjoys a Mills Contract. Since 1924, the estate has hosted a stunning array of family, political, and community events.

The Spanish Eclectic Architectural style home has been lovingly restored and rejuvenated. The iconic vine-covered pergola, sunny courtyard, water fountains, and graceful pottery urns all add a graceful Mediterranean flair. More recent upgrades include Solar, Tesla Power Wall Energy storage, radiant heat, custom window replacements throughout, a new tankless water heater, central vacuum, an elevator, heated swimming pool, retrofitting and drainage improvements; the home has also been rewired, and replumbed with copper pipes.

BY FLOOR:

The original Chauffer's Quarters on the 3rd floor has been converted to an impeccably lit Art Studio, with large windows, a full bathroom, and plumbed for a mini kitchen.

The entire 2nd floor is an extraordinary Principal Suite with separate dressing room, gorgeous bathroom with spa-type steam shower and tub, and laundry room.

The T-shaped 1st floor is anchored by a grand living room with high ceilings, arched French doors opening to the Southern gardens, and beautiful outlooks from each side. The formal dining room provides a lovely view of the courtyard fountain. The kitchen/great room has been reimagined to accommodate large parties by opening the kitchen's Nanowall to the Northern garden's brick patios. Next to the kitchen is an office with adjoining bathroom, a half bath and a loft space.

The 1st floor also offers a gorgeous library with circular fireplace and wet bar, as well as a study with adjoining full bathroom.

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The lower level offers a lovely ensuite bedroom suite with a media room and terrace overlooking the pool. A laundry room, wet bar, wine cellar, mechanical room, and two additional ensuite bathrooms complete this dynamic level.

The two-car garage has been seismically strengthened and renovated. There is an additional parking space off Roble Road near the southeast corner of the property. The gardens are fed by an onsite well, and the Northern gardens have a recirculating waterfall.

The Mcduffie Estate is a treasure.

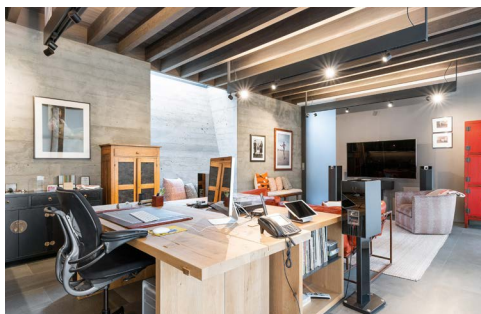
For more interior photos and information see:

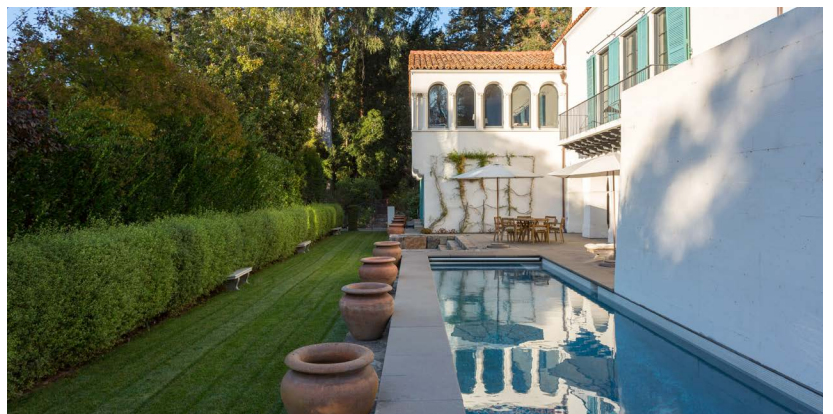
[Aerial Video](#)

[houzz - Berkeley Estate](#)

[luxsource.com-History Lessons in San Francisco](#)

[TwentyTwoRobleRoad.com](#)





Photos courtesy of Marion Brenner, David Duncan Livingston, and Liz Rusby.

The GRUBB Co.

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