

Vintage Hillside Home

circa 1909 with Separate Unit



**2-on-1
lot**

46 Edison



& 25 Corte Madera

Convenience of central location near downtown Corte Madera (3 miles to ferry) with the flavor of yesteryear including leaded and stained glass windows, beautifully restored wood floors & paneling,

beadboard ceilings, and vented brick fireplace. The charming main residence has been lovingly maintained and features the original 1909 kitchen and includes a working antique stove.



Turn o' last century detailing abounds!



2nd HOUSE has separate address/entry (25 Corte Madera Avenue), has been a rental unit, and also includes wood floors w/ Old World craftsmanship & detailing. Expansion possibility for conversion to one large custom residence....OR....live in main home & rent the other as the current 30-year resident has done.



Move-in condition!

- ✂ MAIN HOUSE: 2 bdrm./1 bath, appx. 1200 sq. ft. including delightful nooks. One bdrm. in attic while main floor bdrm. w/ attached anteroom could be used for small office.
- ✂ Separate library w/ built-in floor-to-ceiling bookcase wraps onto office space.
- ✂ Period detailing throughout includes exquisite leaded/beveled glass door as well as charming stained glass and original leaded glass windows.
- ✂ Separate 2-story workshop w/ own entrance near street.
- ✂ Appx. 1/3 acre lot offers privacy, lushly mature landscaping, and easy-care maintenance.
- ✂ Main house boasts original wood floors incl. mahogany peg construction in L/R, new flooring in bathroom and kitchen.
- ✂ RENTAL HOUSE: appx. 850 sq. ft. and features 1 bdrm./1 bath w/ formal D/R and separate entrance (from Corte Madera Avenue).

**Newly listed &
priced to sell at only:**

\$950,000

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