

# 828 HIGHLAND AVENUE & 830 SAN MATEO

## DUPLEX OPPORTUNITY 4 BLOCKS FROM BURLINGAME AVENUE

With roots dating back to circa 1925, this duplex is located just 4 blocks from Burlingame Avenue shops, restaurants, and Caltrain. Options abound – use as an investment property with two rentals, live in one and rent the other one out, or use both for a multi-generational family. Period details such as glass doorknobs and a charming telephone niche combine with some fresh updates in each unit, including new interior paint, refinished hardwood floors, and new vinyl floors in some areas. The rear yard is extra-deep and offers flexibility of use and future potential. Downtown proximity, a nod to San Mateo's past, and updated conveniences – this is an opportunity not to be missed!

### AT A GLANCE

- Duplex, each with 1 bedroom and 1 bathroom
- Mirror image floor plans
- New interior paint and refinished hardwood floors
- Generous closet space
- Separate furnaces, water heaters, and laundry
- Lot size of approx. 7,572 sq. ft. (per County Records; buyer to confirm)
- 4 blocks from Burlingame Avenue



## 828 HIGHLAND AVENUE



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- Front door to an enclosed sun porch
- Living room with fireplace next to book/display shelves
- Formal dining room with overhead lighting
- Kitchen with new vinyl floor and marble-like laminate counters
- New GE gas range and refrigerator; Whirlpool dishwasher
- Short flight of stairs to bedroom with corner windows and bath with pedestal sink and tub with overhead shower
- Steps off kitchen down to 1-car garage with sink and stacked washer/dryer
- Extra-large, shared rear yard

## 830 HIGHLAND AVENUE



Floor plan is for illustrative purposes only. Room dimensions, living area are approximate.

Some photos have virtual staging.

## 830 HIGHLAND AVENUE

- Front door to an enclosed sun porch
- Living room with fireplace next to book/display shelves
- Formal dining room with overhead lighting and built-in china cabinet
- Kitchen with new vinyl floor and laminate counters
- New GE gas range, dishwasher, and refrigerator
- Short flight of stairs to bedroom with corner windows and bath with tub with overhead shower
- Steps off kitchen down to 1-car garage with sink and side-by-side washer/dryer
- Extra-large, shared rear yard

Offered at \$1,650,000  
828Highland.com



### CLOSE TO...

|                                  |                |        |
|----------------------------------|----------------|--------|
| Burlingame Avenue.....           | 0.4 mile.....  | 3 min  |
| Caltrain.....                    | 0.4 mile.....  | 3 min  |
| Downtown San Mateo .....         | 1.1 miles..... | 3 min  |
| Highway 101 .....                | 1.2 miles..... | 4 min  |
| San Francisco Int'l Airport..... | 2.9 miles..... | 7 min  |
| Trader Joe's.....                | 3.0 miles..... | 9 min  |
| Mills-Peninsula Hospital.....    | 3.3 miles..... | 9 min  |
| Hillsdale Shopping Center.....   | 3.5 miles..... | 8 min  |
| Whole Foods Market .....         | 4.1 miles..... | 11 min |

(all times and distances are approximate; information provided by Google Maps)



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