

Real Estate

Sound Off:
Is it worth it to acquire a home warranty? **M2**

SAN FRANCISCO CHRONICLE AND SFCHRONICLE.COM | Sunday, December 22, 2019 WB/PN

Set sail with waterfront homes

The bay, nearby rivers offer a unique living experience **M4**



Elon Walton / Aperture Home Photography

A gas fireplace warms the living room of 1328 Pelican Way in Point Richmond, a waterfront home overlooking Brickyard Cove.



Open Homes Photography

Price Point

Corner home in Parkside offers prime location near MUNI and Stonestown shopping center. **M3**



Courtesy of William Adams

Designer Profile

Alameda-based interior designer William Adams incorporates his client's personality into homes. **N1**



Theory

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COVER STORY



Photos by Elion Walton / Aperture Home Photography

Above: Multiple sets of French doors at 1328 Pelican Way in Point Richmond open to a deck that descends to a 40-foot boat slip. Below: Multiple rooms within 1328 Pelican Way in Point Richmond enjoy views of the cove.

Living by the water's edge offers unique scenery

By Jordan Guinn

Simply looking at a body of water can soothe and inspire. Plenty of homes in San Francisco and Oakland enjoy aquatic vistas, but they're hardly the only places in the region where residences frame marine views.

"There's just something very peaceful about being able to see the water from your home," said Kathleen Olson of Olson Realty, Inc., who is listing 885 Wainwright St. in Benicia for \$778,000. The three-bedroom, two-bathroom bungalow offers views of Carquinez Strait from both levels.

Realtor Jeff Feagley of Feagley Realtors, who has been selling homes in Point Richmond since 1974, echoes



Featured Properties

1328 PELICAN WAY, RICHMOND

Price: \$1.995 million.

Features: Four-bedroom, four-bathroom contemporary in the "Richmond Riviera" features floor-to-ceiling windows framing views of the bay and marina. Multiple sets of French doors in the living room lead to the rear deck, while stainless steel appliances outfit the chef's kitchen. The carpeted owner's suite opens to a private deck and includes a spa bathroom with a soaking tub and dual vanities. A home office finished with a built-in desk and custom bookshelves rests beside the owner's suite.

Listing agent: Jerry Feagley, Feagley Realtors, 530-559-5295, jfeagley@gmail.com.

885 WAINWRIGHT ST., BENICIA

Price: \$778,000.

Features: Overlooking Carquinez Strait and a community park, this freshly painted two-story bungalow features a new roof, updated kitchen and bathrooms and dual-pane windows. Both levels enjoy views of the water, as does the garage that includes a workshop.

Listing agent: Kathleen Olson, Olson Realty, Inc., 707-745-3602, kathleen@olsonrealtyinc.com.

COVER STORY



Kathleen Olson

The dining area segues into a living room warmed by a brick fireplace at 885 Wainwright St. in Benicia, a three-bedroom bungalow available for \$778,000.



Elon Walton / Aperture Home Photography

The carpeted owner's suite of 1328 Pelican Way in Point Richmond features French doors that open to a private deck overlooking Brickyard Cove.



Kathleen Olson

The dining area of 885 Wainwright St. in Benicia looks out at the tranquil waters of Carquinez Strait.



Elon Walton / Aperture Home Photography

The eat-in kitchen at 1328 Pelican Way in Point Richmond features stainless steel appliances and views of Brickyard Cove.

Olson's sentiments. "The scenery is always changing, and watching the ships coming and going is peaceful," said Feagley, whose listing at 1328 Pelican Cove in Point Richmond overlooks Brickyard Cove and includes a 40-foot boat slip.

Besides being near the water, Olson pointed to Benicia's thriving art scene as another reason to appreciate the area. Of course, location is always paramount in real estate, and Benicia's setting situates it close to a variety of destinations, she said.

"Were only 35 miles from San Francisco, 25 miles from Napa Valley and 60 miles from Sacramento, so our location on the Carquinez Strait insulates us from most urban challenges while presenting us, conveniently, with the wonders of Northern California," Olson said.

Benicia, which juts out into the confluence of the Carquinez Strait and Suisun Bay, hosts a number of parks and scenic outdoor recreation areas, including Turnbull Park, 12th Street Park and the

Benicia State Recreation Area, which includes the Forrest Deaner Native Plant Botanic Garden and Dillon Point.

"Benicia's a protected environment with water on two sides, yet open to the bay with beautiful weather," Olson said.

Feagley similarly touted Point Richmond's geography as an enticing reason to live there. The neighborhood's microclimate enjoys a wealth of sunny days, while Angel Island acts as a barrier to the fog rolling in from the Pacific Ocean.

"We'll watch fog banks over Marin and San Francisco, but it will be sunny with a little wind here," he said.

Gridlock seems to be a way of life for Bay Area commuters, but Benicia's sensible layout makes getting around town easy, Olson said.

"If you're leaving the city limits you'll encounter traffic, but in the community everything is very accessible," she said.

Feagley agrees that traffic is hectic and Point Richmond has a solution: The Richmond

Ferry Terminal, which reopened in January and provides residents a direct route to San Francisco.

"Traffic in the Bay Area is only getting worse, it seems like the most civilized way to commute has to be the ferry," Feagley said.

Further inland, the master-planned community known as Delta Coves offers 494 waterfront homes on Bethel Island. DMB Development began construction of the community earlier this year, which includes a fitness center, 4,500-square-foot clubhouse and private docks for every residence.

The development sits on the mouth of a lagoon that serves as a gateway to more than 1,000 miles of waterways and roughly 740,000 acres of preserve.

While Olson openly admits to being biased in favor of Benicia, she said buyers have ample locales to choose from when views of the water are a priority.

"There's a lot of opportunity for water views around the Bay Area."