

**425 E.11<sup>th</sup> Street #12  
Amenities and Neighborhood Treasures**

COMPASS

**Complex amenities include:**

- **Luxer One** - secure electronic package locker system
- **Butterfly MX** - smart video intercom system (see who is visiting and let them in with your smartphone)
- **Webpass** - Google Fiber High Speed Internet
- **Comprehensive and funded Reserve Study** - with planned maintenance and improvements through 2046
- **Klaus Lift:** - Six units, including # 12, have a Klaus lift which allows stacked parking for two vehicles

**Neighborhood Treasures:**

**Lakeside Park and Lake Merritt** - includes a bird sanctuary, Bandstand ([oaklandmunicipalband.org](http://oaklandmunicipalband.org)), Gardens, a boat house with rides, Lakeside Park ([oaklandca.gov/topics/lakeside-park](http://oaklandca.gov/topics/lakeside-park)), Rotary Nature Center Saturday's Farmers Market, The Oakland Museum, Laney Tennis Center and more!

**Clinton Square Park and Chinatown** are both nearby!

**Some of the owner's favorite things about the neighborhood:**

**Chai Thai Noodle** (545 International Blvd)- our favorite neighborhood hidden gem serving Laotian/Thai food. Think Champa Garden without the hype/crazy wait times.

**Cam Huong Restaurant** (702 International Blvd) - this area has tons of great Vietnamese food, but this spot is our favorite. The Bahn Mi are exceptional, and inexpensive. There's also a Quickly down the street to get your boba fix.

**Portal Oakland** (1611 2<sup>nd</sup> Ave) - excellent Lake-side spot with rotating beer tap and good eats. Great for both weekend brunch and weekday happy hour.

**PieTisserie** (1605 2<sup>nd</sup> Ave, next to Portal) - Lovely owner/baker-operated pie shop that saved us many times when we needed to bring dessert. Try the key lime pie.

**Friday Nights at Oakland Museum** (1000 Oak St) - awesome weekly event just a few blocks away with food trucks, music, dancing, and late museum admission. They open up the museum's inner courtyard for extra seating and lots of folks bring their kids.

**Lake Merritt** - on a sunny weekend, you'll find every stripe of Oaklander hanging out by the Lake-- walking their dogs and strollers, picnicking with friends, sunbathing...we'll miss living so close to the Lake!

**Lake Merritt BART** (800 Madison St) - can't beat this commute.

