

## COVER STORY

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# Piedmont-adjacent 21st Century masterpiece

A prominent, mid-sized builder and developer from Piedmont, Nitin N. Shah lives by a very simple philosophy across all of his projects throughout Northern California: Elevate the property to superior standards, enhance the market value of the neighboring homes, and contribute to the overall safety of the community.

This guiding ethos is evident in his latest endeavor at 21 Moyer Pl. in Oakland.

Nitin built a dream home with the highest standards envisioning his life's dream to live there, but a year ago, the plans changed, and he decided to be closer to family, prompting the development of new dreams.

Nestled in one of the East Bay's most desirable neighborhoods, this one-of-a-kind, newly constructed, contemporary home represents a 21st Century transformation of a 1952 midcentury home.

Crafted to evoke a serene wine country vibe in the heart of the East Bay, this legacy property is truly an entertainer's dream capturing breathtaking vistas and seamlessly blending indoor-outdoor California living.

Conveniently located on the Piedmont side of Oakland, it is close to top-rated schools, trails, shopping, dining, and offers easy access to San Francisco, Orinda and beyond.

With approx. 5,500 square feet of living space, this residence showcases designer features and finishes with all the thoughtful and creative expectations of a 21st Century modern home. Keeping the location in mind, future owners will appreciate the impressive craftsmanship that defines this unique property. Quartz countertops finish a chef's kitchen revolving around an island with waterfall edges. The kitchen also includes an undermount stainless steel sink and pot-filler,



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The living room of 21 Moyer Pl. in Oakland features Fleetwood dual-pane windows, a gas fireplace with a floor-to-ceiling stone surround and access to a view terrace. A unique feature includes an elevator, showcasing interior and exterior views, traveling to all three levels of the home.

as well as high-end appliances and a wine refrigerator.

Eight-inch wide-plank oak flooring spans the interior warmed by a dual-sided gas fireplace featuring floor-to-ceiling stone slabs between the living and dining rooms.

Retrofitted to the highest standards, the home boasts a foundation that's been largely rebuilt. It also includes a brand-new metal roof, fire-rated walls throughout with 5/8-inch sheetrock, half-inch plywood and a stuccoed facade.

The entire home has been



pre-wired for sound and security as well.

Begin and end each day in a refined primary suite that comes with a large walk-in closet and



custom fireplace. Dual stone vanities and an oversized European walk-in shower with glass walls and a linear drain highlight the primary suite's spa bath-

room.

More than 400 LED lights and lightwells throughout the home illuminate the residence. Fleetwood dual-pane windows and doors frame views of the scenic surroundings. Meanwhile, the home invites entertaining with its flowing floor plan and rooftop viewing deck overlooking San Francisco and the bay.

Home offers the unique flexibility of a large single-family compound or the option to create three luxurious residences, in-



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### Details

**Address:** 21 Moyer Pl.,  
Oakland

**Listing price:** \$4,999,995

**Features:** Thoughtfully designed five-bedroom plus, four-and-a-half-bathroom estate topped by a rooftop terrace offering stunning views of San Francisco and the bay. This versatile property can function as multiple residences, with an unfinished level ideal for an Accessory Dwelling Unit or expanding the main home. The luxurious primary suite features a spacious walk-in closet and a custom full-slab fireplace, complemented by a beautiful bathroom boasting dual vanities and a walk-in shower. The chef's kitchen centers around a sleek island with waterfall edges and boasts premium amenities such as a pot-filler and wine refrigerator. Extensive opportunities for seamless indoor-outdoor living are enhanced by over 3,000 square feet of multi-deck space.

cluding a potential Accessory Dwelling Unit.

Perfect for multi-generational families, au pairs, or generating rental income, this estate features five-plus bedrooms and four-and-a-half-bathrooms and an elevator connecting each level.

Other notable features include a media room, private bar, home gym, a brand-new 400 AMP electrical panel, level five interior sheetrock, and exterior stucco. The property boasts exterior steel staircases with stainless steel cable railings, a

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Above: A roof terrace with views of San Francisco and the Bay crowns the newly redesigned five-plus bedroom home. Below left: A gas fireplace warms the dining room as a series of sliding glass doors open to a view terrace. Below right: The chef's kitchen revolves around a quartz island with waterfall edges and includes stainless steel appliances, a pot-filler and undermount stainless steel sink.





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two-plus car garage with parking for up to seven cars within the gated property and is located at the end of a quiet cul-de-sac.

Tucked away in a charming community, awaits a bustling central shopping district. 21 Moyer Pl. is conveniently close to Montclair Village, just half a mile away, and only one mile away from downtown Piedmont. Here you will enjoy easy access to a variety of amenities including dry cleaning services, grocery stores, and a selection of local restaurants such as Belotti Bottega, The Wolf and Montclair Egg Shop.

For gourmet enthusiasts, specialty items can be found at Le Bonbon and Farmstead Wine and Cheese.

The community also hosts a vibrant farmers market every Sunday, offering fresh local produce and delicious baked goods. Throughout the year, the area comes alive with fine-arts festivals, and during the summer, jazz festivals add to the lively street scene.

Nestled in an ideal location, 21 Moyer Pl. offers the comfort of home while being just moments from a lively and bustling community.

Represented by The Agency, a leader in luxury real estate and premier properties worldwide, the firm is now recognized as one of the fastest-growing boutique brands in the world.

Staging curated by San Francisco-based Green Couch.

An open house takes place Sunday from 2 to 4 p.m.

Learn more at [www.21moyerplace.com](http://www.21moyerplace.com).

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Above: The primary suite of 21 Moyer Pl. in Oakland includes a sitting area with a gas fireplace and French doors opening to a terrace. Below left: The Oakland home offers views of San Francisco Bay and includes more than 3,000 square feet of decking. Below right: A spa-caliber bathroom in the primary suite features a floating dual vanity and glass shower.

