

## Country Charm



\$ 869,000



630 Snow Road, Sebastopol, CA 95472

- » Beds: 3 | Baths: 2 Full
- » MLS #: 21908673
- » Single Family | 1,901 ft<sup>2</sup> | Lot: 68,560 ft<sup>2</sup> (1.57 acres)
- » 2 parcels, totaling 1.57 acres
- » Original water tower, detached barn with animal shelter
- » More Info: [630SnowRoad.IsForSale.com](http://630SnowRoad.IsForSale.com)



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**CENTURY 21**  
NorthBay Alliance

CENTURY 21 Epic  
1057 College Avenue  
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Welcome to this absolutely charming 1950's country setting in the heart of southern Sebastopol. This property comes complete with two parcels totaling 1.57 acres and includes an old water tower just waiting to be restored. There is also a detached garage/barn with an animal shelter at the back. The home features 3 bedrooms, 2 full bathrooms, laundry room, a spacious living room and a sweet country kitchen with island. A large master bedroom with en suite is located upstairs and features an additional retreat room plus a spacious landing entry which would be perfect for a small home office. This property is located near the top of the private driveway and the land is mostly level to gently sloping. There's plenty of room for animals and is perfect for those 4-H projects. It's conveniently located just minutes to downtown Sebastopol where you can enjoy plenty of restaurants, shopping, wine tasting, breweries and a variety of locally owned shops and entertainment options. Also nearby is Ragle park with over 150 acres of trails, picnic areas, and off leash dog park, playgrounds and sports fields, beautiful oaks and bird and wildlife viewing. Don't miss all this wonderful country property has to offer.

