



2
BEDROOMS

IN-TOWN SONOMA GARDEN HOME

621 Verano Avenue, Sonoma

1
FULL BATHROOMS

\$824,000

This property offers Sonoma style with an open plan and plenty of outdoor space. Step into fresh interiors with wood floors and picture windows that enhance garden outlooks. Renovations make for bright interiors and energy efficiency with solar and Tesla Powerwall. Spacious yard with sun and shade wraps around the home providing multiple gardening and entertaining spots with room for a pool and/or expansion of the home. Ample parking includes an attached garage with interior access. Located in town near open space, the bike path and all services, an opportunity to be in the heart of town and just an hour from San Francisco.

872
± SQ.FT.

0.13
± ACRE(S)

621VeranoSonoma.com

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wine country expertise 1980-now

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Residential Client One-Page Report

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621 Verano Ave, Sonoma, CA 95476-5531

Active



\$824,000



MLS # 323054261
Beds: 2
Baths (F/P): 1(1/0)
Approximate SqFt:
SqFt Source: Against Co. Policy
Lot Size: 0.1309 ac
Year Built: 1951
APN: 127-511-077-000
Unit/Block/Lot:
Zoning:
Subtype / Description: Single Family Residence

List Price: \$824,000
Original Price: \$869,000
Sold Price:
Price per SqFt:
List Date:
DOM/CDOM:
On-Market:
Closed:
Contingent:
Pending:
 / Detached

[Additional Pictures](#) |

Public Remarks: Sonoma style with an open plan wrapped on side and rear by a large yard. Fresh interiors with wood floors and picture windows to garden outlooks. Renovations include solar panels and Tesla Powerwall. Spacious yard with sun and shade, multiple entertaining and gardening areas with room for a pool and/or expansion of the home. Ample parking includes an attached garage with painted floor, finished walls and interior access. In town near open space, the bike path, boutique shopping, banks, schools and all services. Opportunity to be in the heart of town on a spacious parcel; just an hour from San Francisco.

Property Features:

<p>Appliances: Built-In Gas Oven,Built-In Gas Range,Dishwasher,Free Standing Refrigerator,Hood Over Range,Tankless Water Heater</p> <p>Bathroom Feat: Tile,Tub w/Shower Over</p> <p>Construction: Wood Siding</p> <p>County: Sonoma</p> <p>Exterior:</p> <p>Flooring:</p> <p>Garage Space(s): 1</p> <p>Kitchen Features: Breakfast Area,Slab Counter</p> <p>Lot Features: Curb(s),Curb(s)/Gutter(s),Garden,Landscape Misc</p> <p>Master Bath Feat:</p> <p>Patio & Porch Feat: Uncovered Patio</p> <p>Pool Type(s): No,</p> <p>Security Features:</p> <p>Spa/HotTub: No,</p> <p>Style: Traditional</p> <p>Views:</p>	<p>Basement:</p> <p>Broker Co-op: 2.50</p> <p>Cooling: Central</p> <p>Dining Room: Breakfast Nook,Dining Bar,Dining/Living Combo</p> <p>Fireplace(s): 0,</p> <p>Foundation: Concrete Perimeter</p> <p>Heating: Central</p> <p>Laundry: Hookups Only,In Garage</p> <p>Main Level Rooms: Bedroom(s),Dining Room,Full Bath (s),Garage,Kitchen,Living Room,Primary Bedroom</p> <p>Parking Features: Attached,Garage Door Opener,RV Possible,Uncovered Parking Spaces 2+,Other</p> <p>Property Condition: Updated/Remodeled</p> <p>Roofing: Composition</p> <p>Senior: No</p> <p>Stories: 1</p> <p>Upper Level Rooms:</p> <p>Window Features:</p>
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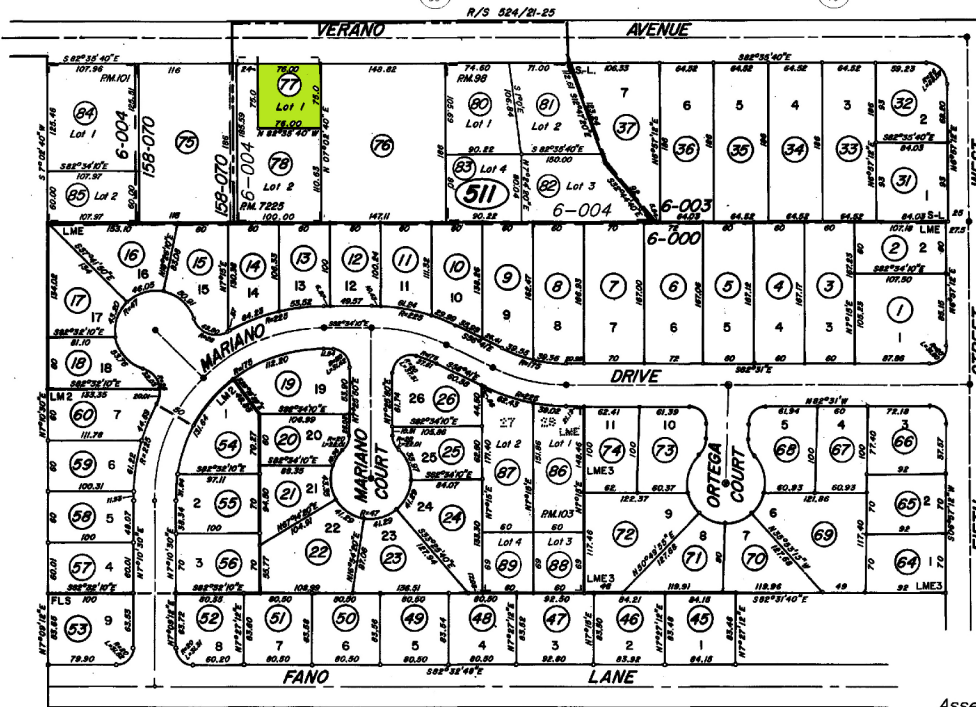
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COUNTY ASSESSOR'S PARCEL MAP

LACHRYMA MONTIS ESTATES UNIT NO. 1 LACHRYMA MONTIS ESTATES UNIT NO. 2
 REC. 06-30-1976 IN BK.235, MAPS, PGS. 4-6 REC. 11-24-1981 IN BK.309, MAPS, PGS. 48-49
 LACHRYMA MONTIS ESTATES UNIT NO. 3 SHANGRI-LA
 REC. 11-07-1983 IN BK.351, MAPS, PGS. 37-38 REC. 10-08-1971 IN BK.162, MAPS, PGS. 13-14

TAX RATE AREA
 158-070
 6-000
 6-003
 6-004

127-51



SCALE: 1" = 100'

REVISED

- 10-10-95=75-KT
- 10-16-95=75-KT
- 12-12-95=83-KT
- 07-25-96=89-KT
- 09-17-98=89-RM
- 12-29-05=Adj. LW
- 05-03-22=TRA. RVW

- Parcel Map No. 7225
REC. 07-20-1981 IN BK.323, MAPS, PGS. 46
- Parcel Map No. 98
REC. 08-24-1995 IN BK.539, MAPS, PGS. 32-33
- Parcel Map No. 101
REC. 06-05-1996 IN BK.550, MAPS, PGS. 39-40
- Parcel Map No. 103
REC. 08-07-1998 IN BK.578, MAPS, PGS. 42-43



Assessor's Map Bk. 127, Pg. 51
 Sonoma County, Calif. (ACAD)
 HYBRID 6/3/22 RVW

NOTE: This map was prepared for the Sonoma County Assessor for assessment purposes only and does not indicate parcel legality or valid building sites. To verify legal source status check with your city or county development or planning division. No liability is assumed for the accuracy of the data contained.

FANO LANE SUB. NO. 2
 REC. 04-16-1980 IN BK.304, MAPS, PGS. 15-16