



2
BEDROOMS

VIBRANT EL VERANO CHARMER

970 Grove Street, El Verano, CA

SHONE GROUP / REAL ESTATE
wine country expertise 1980-now

1
FULL BATHROOMS

\$600,000

This charming 2bd/1ba Sonoma cottage with idealistic white picket fence is centrally located in the vibrant community of El Verano. The unique C1/Neighborhood Commercial District zoning allows numerous uses including ADU, live/work, business and more (buyer to confirm). Located down the street from many of Sonoma's best restaurants, parks and schools. Move right in and enjoy new LVP flooring throughout, new paint inside and out, new lights/fixtures and stylishly remodeled kitchen. The light filled primary bedroom accesses the large, remodeled bathroom and a generous walk-in closet. Other features include a newer roof and washer/dryer. Big, usable yard with fruit trees has additional access and parking from the alley behind. Plenty of room for gardening and entertaining on the shade covered deck. A detached studio/office offers the flexibility to work from home or space for guests making this home ideal for full-time or the perfect weekend getaway.

970GroveSonoma.com



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Sotheby's International Realty - Wine Country - Sonoma Brokerage

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Residential Client One-Page Report

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970 Grove St, El Verano, CA 95476

Active



\$600,000



[Additional Pictures](#) |

MLS #	323914466	List Price:	\$600,000
Beds:	2	Original Price:	\$640,000
Baths (F/P):	1(1/0)	Sold Price:	
Approximate SqFt:	648 SqFt	Price per SqFt:	\$925.93
SqFt Source:	Assessor Auto-Fill	List Date:	09/27/23
Lot Size:	0.0803 ac	DOM/CDOM:	12/12
Year Built:	1960	On-Market:	10/20/23
APN:	052-364-003-000	Closed:	
Unit/Block/Lot:		Contingent:	
Zoning:		Pending:	
Subtype / Description:	Single Family Residence		/ Detached

Public Remarks: This charming 2bd/1ba Sonoma cottage with idealistic white picket fence is centrally located in the vibrant community of El Verano. The unique C1/Neighborhood Commercial District zoning allows numerous uses including ADU, live/work, business and more (buyer to confirm). Located down the street from many of Sonoma's best restaurants, parks and schools. Move right in and enjoy new LVP flooring throughout, new paint inside and out, new lights/fixtures and stylishly remodeled kitchen. The light filled primary bedroom accesses the large, remodeled bathroom and a generous walk-in closet. Other features include a newer roof and washer/dryer. Big, usable yard with fruit trees has additional access and parking from the alley behind. Plenty of room for gardening and entertaining on the shade covered deck. A detached studio/office offers the flexibility to work from home or space for guests making this home ideal for full-time or the perfect weekend getaway.

Property Features:

Appliances:

Bathroom Feat:

Construction: Wood Siding

County: Sonoma

Exterior:

Flooring: See Remarks

Garage Space(s): 0

Kitchen Features:

Lot Features: Garden,Landscape Front,Landscape Misc

Master Bath Feat:

Patio & Porch Feat:

Pool Type(s): No,

Security Features:

Spa/HotTub:

Style: Cottage

Views:

Basement:

Broker Co-op: 2.5

Cooling: None

Dining Room:

Fireplace(s): 0,

Foundation:

Heating: Natural Gas,Wall Furnace

Laundry: Washer/Dryer Stacked Included

Main Level Rooms: Bedroom(s),Dining Room,Full Bath(s),Living Room,Street Entrance

Parking Features: Alley Access,No Garage,Uncovered Parking Space

Property Condition:

Roofing: Composition

Senior: No

Stories: 1

Upper Level Rooms:

Window Features:

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