



Pastoral Petaluma Ranch

BEDROOMS

8610 Valley Ford Road , Petaluma, CA 94952 United States

PROPERTY ID: 7HVVDE | MLS ID: 323021533

\$3,595,000

FULL BATHROOMS

21,211
± SQ.FT.

65.36
± ACRE(S)

Just outside Petaluma is this pristine 65+/- acre ranch, 45+/- miles from San Francisco overlooking the rolling hills of west county. Three lovely homes enjoy pastoral views, private yards, parking and indoor laundry. #1: Renovated circa 1940 4bd/1ba, hardwood and pine floors, vintage built-ins, beveled glass doors, archways, a basement. #2: Built apx. 2017, features an open plan with vaulted ceilings, 2bd/2ba + large loft, expansive covered entertaining porch. #3: Apx. 2017 3bd/2ba with open kitchen, dining and living room, laundry room. No expense spared on roads, fencing and gates creating an optimal multi-pasture system. Renovated red barn with old world charm provides 3 stalls, a shop and storage areas. Metal barn with slab apx. 11,000+/- sq. ft. with expansive staging area and multiple uses. Ample water from well and water capture system with 25,000+ gallon storage. Largest pasture has a natural pond and a livestock shelter with storage. Williamson Act tax benefits. Nature and tranquility conveniently located apx. 45 minutes from San Francisco, apx. 17 minutes to downtown Petaluma and Highway 101.

8610ValleyFordRoad.com

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