



## 2 Parcels

### TWO SONOMA PARCEL

17364-17366 Hillside Road, Sonoma

## Public Utilities

\$425,000

## Country Feel

Sonoma Valley floor, two adjoining parcels, a country feel, public utilities, Agua Caliente Park lane. Multiple ways to create your retreat vision. Parcels are gentle, fairly level. Currently the shell of a home remains; renovated or remove. Wine country's native oaks dot the area which is blocks to the hip, lighted boulevard with lively and renowned restaurants, shops, gyms, schools, parks and public transportation. Minutes to: golf, world class wineries, downtown Sonoma Plaza, Glen Ellen and Kenwood. 1+/- hour to San Francisco.

[2SonomaParcels.com](http://2SonomaParcels.com)

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**SHONE GROUP** / REAL ESTATE  
*wine country expertise 1980-now*

**Sotheby's**  
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COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
158-036

056-26



- REVISED
- 03-24-92=54-1 SL
  - 01-12-00-50-(26)R
  - 02-04-04=R/S R
  - 01-05-05=R/S HL
  - 01-12-05=R/S BC
  - 05-18-06=R/S BC
  - 06-18-05-52-(26)MH
  - 05-31-07=Cor-MH
  - 10-11-10=Cor-NUP
  - 07-31-13=R/S BJ
  - 03-09-15=Cor-LS
  - 07-02-15=R/S(261) <R
  - 02-15-18=5-(261)-DS
  - 02-15-18=R/S(261)-DS

NOTE: This map was prepared for assessment purposes only and does not indicate either parcel reality or a valid building site. No liability is assumed for the accuracy of the data collected. The drawings are based on the information reported to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

**AGUA CALIENTE PARK No.2**  
REC. 10-08-05 IN BK. 23, MAPS, PG. 21

**Parcel Map No. MNS 7115**  
REC. 09-08-81 IN BK. 325, MAPS, PG. 32

**Parcel Map No. 7194**  
REC. 02-11-81 IN BK. 319, MAPS, PGS. 7-8

**Parcel Map No. MNS 04-0004**  
REC. 07-18-06 IN BK. 597, MAPS, PGS. 29-31



**Assessor's Map Bk. 056, Pg. 26**  
Sonoma County, Calif. (ACAD)  
KEY 5/31/2007 MH

17364-17366 Hillside Ave #17365, Sonoma, CA 95476

Active

\$425,000



[Additional Pictures](#) |

<b>MLS #</b>	324006089	<b>List Price:</b>	\$425,000
<b>Subtype:</b>	Residential Lot	<b>Original Price:</b>	\$425,000
<b>Number of Lots:</b>	2	<b>Sold Price:</b>	
<b>Approximate SqFt:</b>	7841.00 SqFt	<b>Price per Acre:</b>	\$2,361,111
<b>Source:</b>	(Not Verified)	<b>List Date:</b>	
<b>Approximate Acres:</b>	0.1800 Acres	<b>DOM/CDOM:</b>	
<b>House on Lot:</b>		<b>On-Market:</b>	
<b>APN:</b>	056-262-004-000	<b>Closed:</b>	
<b>Area:</b>	Sonoma	<b>Contingent:</b>	
<b>Current Use:</b>	Vacant	<b>Pending:</b>	
<b>Zoned For:</b>	Residential	<b>Unit/Block/Lot:</b>	
<b>Possible Use:</b>	Residential	<b>Lot Dimensions:</b>	

Public Remarks: Sonoma Valley floor, two adjoining parcels, a country feel, public utilities, Agua Caliente Park lane. Multiple ways to create your retreat vision. Parcels are gentle, fairly level. Currently the shell of a home remains; renovated or remove. Wine country's native oaks dot the area which is blocks to the hip, lighted boulevard with lively and renowned restaurants, shops, gyms, schools, parks and public transportation. Minutes to: golf, world class wineries, downtown Sonoma Plaza, Glen Ellen and Kenwood. 1+/- hour to San Francisco.

**Property Features:**

<b>Association:</b>	No	<b>Association Fee:</b>	\$0
<b>Assoc. Fee Include:</b>		<b>Association Name:</b>	
<b>Association Phone:</b>		<b>Bond/Assess/Tax:</b>	
<b>Broker Co-op:</b>	2.5	<b>Community Feats:</b>	
<b>County Xfer Tax Rate:</b>	0.00	<b>Crops:</b>	
<b>Current Use:</b>	Vacant	<b>Dev. Status:</b>	
<b>Distance to Electric:</b>		<b>Dist. to Gas:</b>	
<b>Dist. to Phone Line:</b>		<b>Dist. to Sewer:</b>	
<b>Dist. to Water:</b>		<b>Electric:</b>	Electric Available
<b>Fencing:</b>	Partial	<b>Frontage Type:</b>	
<b>Height Limit:</b>		<b>Horse Property:</b>	No,
<b>Income Includes:</b>		<b>Irrigation:</b>	
<b>Lot Features:</b>	Public Trans Nearby,Other,See Remarks	<b>Number of Lots:</b>	2
<b>Other Equipment:</b>		<b>Other Structures:</b>	None
<b>Perc Test/Septic Design:</b>		<b>Possible Use:</b>	Residential
<b>Road Frontage:</b>		<b>Road Responsibility:</b>	Public Maintained Road
<b>Road Surface:</b>	Paved	<b>Sewer:</b>	Public Sewer
<b>Soil:</b>		<b>Special Zones:</b>	
<b>Topography:</b>	Gently Sloped,Mostly Level	<b>Total Parking Spots:</b>	0
<b>Unit/Block/Lot:</b>		<b>Utilities:</b>	Cable Available,DSL Available,Internet Available,Public,Other
<b>Vegetation:</b>		<b>View Description:</b>	Ridge
<b>Water Source:</b>	Public	<b>Well GPM:</b>	
<b>Zoning:</b>	Residential		

Presented by: Tina Shone CA DRE License #00787338, 707-933-1515  
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