





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.

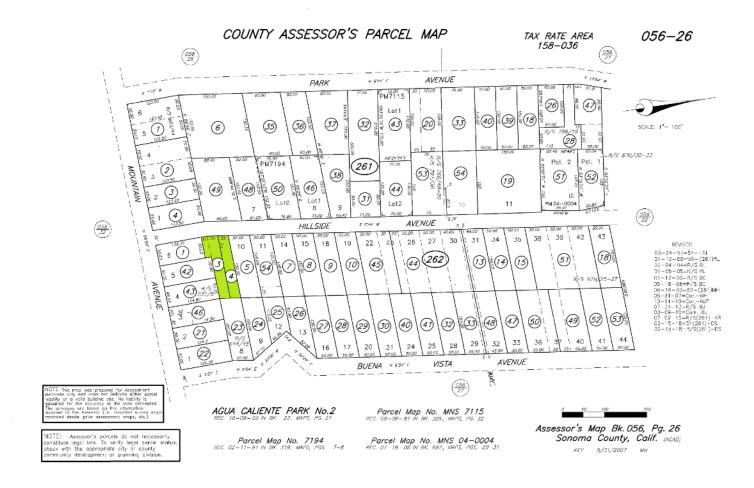
2SonomaParcels.com

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Lot Dimensions:



Possible Use:

Additional Pictures |

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

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:

Association: Assoc. Fee Include: **Association Phone:** Broker Co-op: 2.5 County Xfer Tax Rate: 0.00 **Current Use:** Vacant

Distance to Electric: Dist. to Phone Line: Dist. to Water:

Fencing: Partial

Height Limit: Income Includes:

Lot Features: Public Trans Nearby, Other, See Remarks

Other Equipment: Perc Test/Septic Design: Road Frontage:

Road Surface: Paved

Soil:

Topography: Gently Sloped, Mostly Level

Unit/Block/Lot:

Vegetation:

Public Water Source: Residential Zoning:

Association Fee: Association Name: Bond/Assess/Tax: **Community Feats:**

Crops: Dev. Status: Dist. to Gas: Dist. to Sewer:

Residential

Electric Available Electric:

Frontage Type:

Horse Property: No,

Irrigation:

Number of Lots: 2 Other Structures: None Possible Use: Residential

Road Responsibility: Public Maintained Road

Sewer: Public Sewer

Special Zones:

Total Parking Spots: 0

Utilities: Cable Available, DSL Available, Internet

Available, Public, Other

View Description: Ridge

Well GPM: