



449 Christensen Lane, Cotati

Offered at \$625,000

<http://www.TinaShone.com/Cotati>

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Sotheby's
INTERNATIONAL REALTY

Welcome to the heart of wine country! Steps from Downtown Cotati and easy commuter access to Highway 101 and future Smart Train. From the moment you arrive at this cozy cul-de-sac neighborhood and well maintained home, you will fall in love. The open floor plan and easy access to the rear deck with spa are perfect for entertaining. This 2 story home includes a full bedroom and bathroom on the main level and features such as: tiled kitchen and bathrooms, bamboo floors, stainless steel appliances, central heat/AC, ample storage, work bench and more. The lush plantings and veggie garden are great for gardeners. This turnkey home is beautifully finished and ready to move in.

Features

- Approx. 6,059 sq. ft. lot
- 4 bedrooms, 3 full bathrooms, approx. 1,800 sq. ft.
- Bedroom and full bath on main level
- Bright, open floor plan
- Covered front porch and entry
- Tiled kitchen and bathrooms
- Recessed lighting
- Stainless steel appliances
- 2 car garage with ample storage and workbench
- Central heat and air conditioning
- Gas heat stove
- Mature trees and extensive gardens
- Landscaping with automatic irrigation
- Vegetable garden
- Entertaining deck with hot tub
- Koi pond
- Storage shed
- Walk to the village of Cotati
- Tucked at end of nice cul-de-sac
- Easy access to Hwy. 101 and future Smart Train
- Close to all Sonoma County amenities
- Approx. 1 hour to San Francisco

Main level

- One bedroom and full bathroom
- Great room (kitchen, dining room, living room)
- Laundry room
- Bamboo and tile floors
- Access to backyard
- Attached garage access

Second level

- Master suite with large soaking tub, separate walk-in shower and large walk-in closet
- 2 guest bedrooms
- Full guest bathroom