



Your Own **PRIVATE HAVEN**

OFFERED AT \$879,000

239 Valparaiso Ave, Cotati

MAIN HOUSE - 3 BED , 2 BATH | +/- 8,276 SQ. FT. LOT
VERSATILE ADU - STUDIO w/ FULL KITCHEN & BATH

Experience the perfect blend of urban convenience and country living at 239 Valparaiso Ave, just minutes from downtown Cotati. Tucked away on a private lot, this beautifully updated single-story home offers 3 bedrooms and 2 bathrooms, with a versatile detached ADU — ideal for guests, extended family, rental income, or a dedicated work-from-home space. Step inside through the welcoming front foyer and immediately feel at home in a space designed for both comfort and modern living. A plus, RV parking.

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LET ME EARN YOUR BUSINESS!

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FEATURES

- 3 beds, 2 baths, single level floorplan.
- A versatile ADU - ideal for guests, extended family, rental income, or a dedicated work-from-home space.
- Combination living and dining, and an abundance of windows.
- Private deck for entertaining friends and family.
- As a bonus, the expansive yard backs up to the Delano Park path.
- Plus, detached garage with storage and laundry, and plenty of space for your RV parking needs.

Legendary Service



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