



PETALUMA CHARMER
13 BOREAL PLACE, PETALUMA CA
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CENTURY 21 EPIC
616 Petaluma Blvd S, Petaluma, CA 94952





ALLURING PETALUMA CHARMER

Breathtaking home, private backyard oasis and the perfect location, this home has it all. Gorgeous is only one compliment for this house that defines home. All on one level, 13 Boreal Pl. presents 3 beds and 2 bath. the hub of the home is the elegant kitchen with island, custom cabinetry, and designer touches. Natural light floods this home both morning and afternoon. The afternoon sun in the dining and living room are the perfect end to warm afternoons as you enjoy a quiet evening by the fireplace. LVP flooring cascades throughout the house providing elements of natural warmth, and an urban appeal.

3 BED, 2 BATH | +/- 1,413 SQ. FT. | +/- 9,700 SQ. FT. LOT



PROPERTY OVERVIEW

This charming +/- 1,413 sq. ft Petaluma home is located on a cul-du-sac with private backyard oasis. All on one level, 13 Boreal Place presents 3 beds and 2 bath. Private primary with en suite plus spacious bedrooms and spa like baths creates the perfect harmony for this home. A two-car garage and potential R.V or boat parking balances the needs for both beauty and functionality for all your hobbies and goodies.



THE LIVING

Step inside to be captivated by the beautiful designer accents that flow throughout. Natural light floods this home both morning and afternoon. The afternoon sun in the dining and living room are the perfect end to warm afternoons as you enjoy a quiet evening by the fireplace. LVP flooring cascades throughout the house providing elements of natural warmth, and an urban appeal. Embrace an indoor-outdoor lifestyle. Envision entertaining friends and family late into the evenings.



AMENITIES

Don't miss the spacious backyard sanctuary with Redwood trees, patios, and walking/biking path just beyond your parcel. A two-car garage and potential R.V or boat parking balances the needs for both beauty and functionality for all your hobbies and goodies. Located minutes from all Petaluma has to offer, dining, shopping, and award-winning schools. Welcome home to 13 Boreal Place.



THE GROUNDS





OUTDOOR OASIS





INTERIOR

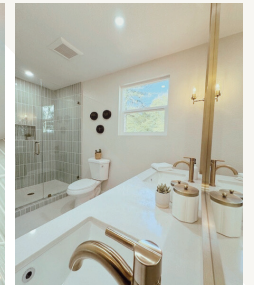




CHARMING



COZY





IMPORTANT FACTS

KEY DETAILS

OVERVIEW

PETALUMA LIVING

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PROPERTY LOGISTICS

FAST FACTS

13 Boreal Place, Petaluma CA

Type: Single level home

Beds 3 | Bath 2 | +/- 1,413 sq. ft. | +/- 9,700 sq. ft. lot



A RARE OPPORTUNITY SONOMA COUNTY LIVING

Perfectly situated minutes from downtown Petaluma, 13 Boreal Place promises a quintessential Wine Country lifestyle, with golfing, hiking, shopping, and exquisite dining just moments away.



INDOOR-OUTDOOR LIVING PLENTY OF SPACE

Delight in an outdoor lifestyle. Entertain friends and family in the serene backyard setting, complete with a patio and plenty of room to create the backyard of your dreams for activities.



360 DEGREE SPACE EXPANSIVE YARD

If you're looking for a peaceful retreat, a place to call home, 13 Boreal Place has it all situated on a cul-du-sac across with expansive yard, equipped for all your recreational needs.

SUPPLEMENTAL INFORMATION



PETALUMA LIFESTYLE

Why Petaluma?

A charming city of about 60,000 located in Sonoma County, Petaluma is known for its picturesque downtown, historic architecture, and world-renowned food, wine, and beer scenes. Only 40 miles north of San Francisco, it is an ideal destination for any homeowner to live while indulging in endless exploration of the Bay Area and California Wine Country.

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FRIENDLY COMMUNITY

Formally known as the "Egg Basket of the World" for its bustling egg industry in the early 20th century, Petaluma (pop. 57,908) is now known as a foodie haven in Northern California.



AWARD WINNING SCHOOLS

The Petaluma area is served by 13 public school districts and 36 public schools, including 7 charter schools and 3 historic "one-room" schoolhouses. 12 of Petaluma's public schools are California Distinguished schools and 4 are Federal Blue Ribbon Schools.



BOUNDLESS ENTERTAINMENT

Petaluma's Events Calendar is jam-packed with fairs, festivals and events. Some of the most popular are the Cow Chip Throwing Contest that is held during the Butter & Egg Days Festival, the art boat race at the Rivertown Revival, the largest Veterans Day Parade in Northern California and the World's Ugliest Dog Contest at the Sonoma-Marin Fair..

Legendary Service

"Your Satisfaction Means Everything." ~ Denise





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