



Petaluma **CHARMER**

**66 Rio Vista Wy, Petaluma
OFFERED AT \$549,999**

3-BEDS, 1-BATH, +/-994 SQ. FT. | +/- 5,000 SQ. FT. LOT

*Opportunity awaits in Midtown
West Petaluma!*

This gem is ready for its custom renovation and your personal vision. Situated in an excellent location, this property offers tremendous potential with plenty of room to improve and build equity. This home needs TLC, but the possibilities are endless. Whether you're an experienced investor, contractor, or a buyer ready to create your homes vision, this is your chance to transform potential into reality. Bring your imagination and unlock the value this property has to offer.

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LET ME EARN YOUR BUSINESS!

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616 PETALUMA BLVD S, PETALUMA CA 94952



FEATURES

- 3-beds, 1-bath, +/- 994 sq. ft. home
- An open floor plan, with timeless accents brings privacy, comfort, and convenience on a 5,000 sq. ft. lot close to everything.
- A cozy wood-burning fireplace and charming tumbled brick mantle evoke classic character.
- Surrounded by mature lawns, the expansive backyard presents a private retreat for entertaining or relaxation.
- Enjoy a one car garage with storage and laundry to complete this future private oasis.

Legendary Service

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