



Cotati **CHARMER**

8818 Clothier Lane Cotati, CA

OFFERED AT \$899,000

4 BEDS , 2-1/2 BATHS | +/- 2,023 SQ. FT. | +/- 6,352 SQ. FT. LOT

Welcome to 8818 Clothier Lane in Cotati, a warm and elegant two-story residence designed for comfort, style, and effortless indoor-outdoor living. Thoughtfully positioned with drought-friendly front landscaping, the home offers beautiful curb appeal and a welcoming first impression. Inside, a bright two story floor plan is enhanced by majestic windows that fill the home with natural light and soaring vaulted ceilings that create an airy, open feel. The inviting living spaces are anchored by a cozy fireplace in the family room, and a built-in seat in the living room perfect for relaxing evenings and gathering with guests.

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FEATURES

- Two story home, 4 beds and 2-1/2 baths.
- Majestic windows fill the home with natural light. Vaulted ceilings add to the open feel.
- Step outside to a lush backyard featuring manicured lawn, mature trees, and a patio.
- Rachio smart controller for irrigation (uses app and adapts to weather via internet).
- Ecobee smart thermostat (app allows remote control and programming).
- Smart dimmer switches for the kitchen overhead lights and also the hallway lights.
- Attached 3 car garage offers ample storage.

Legendary Service

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REAL ESTATE



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