



Petaluma **CHARMER**

**1622 Flanigan Wy, Petaluma
OFFERED AT \$849,000**

3-BEDS, 2-BATHS, +/-1,644 SQ.FT. | +/- 7,100 SQ.FT. LOT

Welcome to 1622 Flanigan Way, A beautiful single-level home nestled in one of East Petaluma's most desirable communities! Designed for comfort and effortless living, this open concept home offers a seamless flow for daily living and entertaining. Multiple sliding doors open to an expansive, private backyard featuring a spacious deck, stamped patios, and lovely fruit trees on a 7,100 sq. ft. lot. The perfect place to relax or host friends. Inside, you'll find 3 bedrooms and 2 baths all on one level with approximately +/-1,644 sq. ft. of move-in ready living space. Highlight features include vaulted ceilings, engineered hardwood floors, interior laundry, spacious bedrooms, ample storage, 2-car garage with extended driveway, and more.

**DENISE LUCCHESI | DRE#01465878
PH: 707-799-6948 - DENISE@CENTURY21EPIC.COM**





FEATURES

- 3-beds, 2-baths, +/-1,644 sq. ft. home
- An open floor plan, with timeless accents brings privacy, comfort, and convenience on a 7,100 sq. ft. lot nestled in a desirable location.
- A cozy fireplace and charming tumbled brick evoke classic character.
- Surrounded by mature roses and low-maintenance landscaping, the expansive backyard presents a private retreat for entertaining or relaxation.
- Enjoy a two car garage with ample storage.
- Move-in ready living space.

Legendary Service

LET ME EARN YOUR BUSINESS!



DENISE LUCCHESI , DRE#01465878

PH: 707-799-6948 | DENISE@CENTURY21EPIC.COM | DENISELUCCHESI.COM