



9765 KELLY LANE, PENNGROVE CA

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NOTE: THERE ARE VIRTUALLY STAGED IMAGES IN THIS BOOKLET.

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CENTURY 21 EPIC

616 Petaluma Blvd S, Petaluma, CA 94952







# BREATHTAKING PENNGROVE LOCATION

Majestically located and first time on the market is 9765 Kelly Lane In Penn Grove. This two-story, 3 bed, 2 offices, 2 bath home is nestled off a private country lane offering all the benefits of hilltop living. Custom built in 1975 with architectural designs you'll discover all the treasured comforts of modern living. Vaulted ceilings, picturesque windows, park setting, and more are only the start.

**3 BED | 2 OFFICES | 2 BATH**  
**+/- 1.95 ACRE LOT | +/- 2,460 SQ. FT.**





## PROPERTY OVERVIEW

9765 Kelly Ln. in Penngrove is majestically located, offering all the benefits of hilltop living. Close to Highways 101 / 116 and Old Redwood Highway, this +/- 2,460 sq. ft. home is minutes from downtown Penngrove. This two -story, 3-bed, 2 offices, 2-bath home is situated on a spacious +/- 1.95 acre lot offering tremendous potential for the whole family. After being welcomed by the beauty of the natural setting, you'll discover all the treasured comforts of modern living.



## THE LIVING

Featuring vaulted ceilings, artistic angles and carefully placed windows to bring the outside in. Family and living rooms, and generously sized bedrooms, this +/- 2,460 sq. ft home is a timeless expression of modernity. Dine al fresco on warm summer evenings on your scenic deck or in the yard with plenty of room for outside fun while taking in the fabulous natural and hilltop views!



## AMENITIES

Delight in an outdoor lifestyle, as outdoor and gardening enthusiasts will relish the natural open space, raised planters, picnic area, and canopy shade trees. There is much to love, offered with the Sonoma County lifestyle, providing hiking, biking, dining, and entertainment near the sought-after wine country just minutes away. Create a new legacy and make this your dream oasis today!





## THE GROUNDS







## HILLTOP OASIS







## INTERIOR







SPACIOUS



MODERN







## IMPORTANT FACTS

# KEY DETAILS

### OVERVIEW

#### **PENNGROVE LIVING**

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### PROPERTY LOGISTICS

#### **FAST FACTS**

9765 Kelly Ln., Penngrove, CA 94951

Legal Description: 1973 FORM 13-863-05 #CHG MD ST FRANCIS AC 10 LT 22

Type: Two level single family home

Beds 3 MLS | Offices 2 | Baths 2 | Detached 2 Car Garage

+/- 2,460 sq ft | +/- 1.95 acre lot





A RARE OPPORTUNITY  
**SONOMA COUNTY LIVING**

Perfectly situated minutes from downtown Penngrove, 9765 Kelly Lane promises a quintessential Wine Country lifestyle, with golfing, hiking, shopping, and exquisite dining just moments away.



M A J E S T I C  
**MODERN LIVING**

This timeless 3 beds, 2 offices, 2 baths home features a kitchen with a breakfast nook, countertop seating, and easy access to the family room with carpeted floors throughout and an airy dining and living room setting.



S P E C T A C U L A R  
**TRANQUIL GREENERY &  
HILLTOP VIEWS**

INSERT

S U P P L E M E N T A L

**INFORMATION**





# PENNGROVE LIFESTYLE

## Why Penngrove?

Strolling the streets of Penngrove is like stepping back in time to Americana at its finest. The close-knit community of Penngrove exemplifies the best of small-town life with a relaxed, friendly attitude and hometown pride. Bright sunflowers shine a vivid yellow against the cloudless blue sky, and historic buildings offer a glimpse into the days of yore. This cozy enclave provides a respite from big city life, giving residents an abundance of privacy and fresh air.

As a Bay Area suburb, Penngrove is only about an hour away from San Francisco, making trips to museums and Michelin restaurants available whenever the mood strikes. Penngrove has embraced its wide open spaces, and farming is a common hobby among residents. What began as a railroad town is now known for town picnics, parades, and a tight-knit community.





## FRIENDLY COMMUNITY

Penngrove is a slice of small-town life in the heart of Sonoma County. Celebrate the holidays at the popular Penngrove Winter Fest or the Holiday Parade of Lights. Penngrove's annual July 4th parade is the stuff of legends and is known throughout Northern California.



## AWARD WINNING SCHOOLS

Penngrove Elementary is a little slice of heaven in Sonoma County. From the countryside charm of the campus, to the truly loving staff, students are not only taught academics, but kindness & compassion. With above average overall test scores, Penngrove Elementary is considered a desirable school for many.



## BOUNDLESS ENTERTAINMENT

Penngrove's quaint Main Street exudes a vibrant energy, stretching just a few blocks but brimming with a diverse array of local shops, eateries, inviting bars, and featured night life performances.

*Legendary Service*

**"Your Satisfaction Means Everything." ~ Denise**







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