



901 CATALPA WAY PETALUMA, CA

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PETALUMA CHARMER

Perfectly situated on a quiet cul-de-sac in the heart of East Petaluma, 901 Catalpa Way offers the ideal combination of location, comfort, and space. This spacious two-story residence features 4 bedrooms and 2.5 bathrooms, providing a versatile floor plan designed for both everyday living and effortless entertaining. Inviting casual living spaces blend seamlessly with elegant formal dining areas, creating a home that is both welcoming and functional. Upgrades throughout enhance the home's appeal, while abundant natural light pours through expansive picture windows, bringing the beauty of the outdoors inside. Rich hardwood floors cascade throughout the main level, adding timeless character and warmth, while plush carpeting upstairs creates a cozy and comfortable retreat. Welcome home to 901 Catalpa Way, where space, location, and opportunity come together.

4 BEDROOMS | 2.5 BATHROOMS | +/-1,924 SQ. FT. | +/-7,800 SQ. FT. LOT



PROPERTY OVERVIEW

Welcome home to 901 Catalpa Way, a spacious two-story residence nestled on a desirable East Petaluma cul-de-sac. Offering 4 bedrooms, 2.5 bathrooms, and approximately +/-1,924 sq. ft., this inviting home features generous living spaces, abundant natural light, and a private backyard. Perfect for relaxing or entertaining and conveniently located near parks, schools, shopping, and commuter routes, this home offers an exceptional Petaluma lifestyle.

THE LIVING

Step inside to an inviting two-story floor plan designed with all the amenities you have been dreaming of. Inviting casual living spaces blend seamlessly with elegant formal dining areas, creating a home that is both welcoming and functional. The heart of the home flows seamlessly into a warm kitchen with easy access to the expansive backyard where you can sip on your favorite morning beverage as the sun rises and falls on the horizon.



AMENITIES

Additional highlights include a versatile two-car garage, a charming garden shed, a light-filled sunroom, and a welcoming garden deck. These thoughtfully designed spaces offer exceptional flexibility for hobbies, gardening, entertaining, storage, and all of life's extras. Welcome home to 901 Catalpa Way, where space, location, and opportunity come together.



Virtually Empty



THE GROUNDS





BACKYARD





INTERIOR





CHARMING



COZY





IMPORTANT FACTS

KEY DETAILS

OVERVIEW

PETALUMA LIVING

Perfectly situated on a quiet cul-de-sac in the heart of East Petaluma, 901 Catalpa Way offers the ideal blend of location, comfort, and space. This spacious two-story residence features 4 bedrooms and 2.5 bathrooms, providing a versatile floor plan designed for both everyday living and effortless entertaining. Inviting casual living spaces blend seamlessly with elegant formal dining areas, creating a home that is both welcoming and functional. Rich hard surface flooring flow through the main level, adding timeless character and warmth, while plush carpeting upstairs creates a cozy and comfortable retreat. Step outside to an expansive backyard filled with endless possibilities. Whether you envision hosting gatherings on warm summer evenings, relaxing beneath the shade of mature redwood trees, or cultivating your own flower and vegetable gardens, this generous outdoor sanctuary provides the perfect backdrop for creating lasting memories. Additional highlights include a versatile two-car garage, a charming garden shed, a bright sunroom, and an inviting garden deck. These thoughtfully designed spaces offer exceptional flexibility. Conveniently located near top-rated schools, parks, shopping, dining, and commuter routes, this exceptional home combines a desirable central location with the comfort, flexibility, and lifestyle today's buyers are looking for.

PROPERTY LOGISTICS

FAST FACTS

901 Catalpa Way, Petaluma, CA

4 Bedrooms | 2.5 Bathrooms | +/-1,924 SQ. FT. | +/-7,800 SQ. FT. LOT



CAPTIVATING BACKYARD PARADISE

Host memorable gatherings with family and friends, unwind in the peaceful shade, or create the garden you've always dreamed of with plenty of space for flowers, vegetables, and more. Whatever your vision, this exceptional backyard provides the perfect canvas to bring it to life.



OUTDOOR ENTERTAINING SUN ROOM & DECKING

Framed by mature trees, this private outdoor retreat offers endless possibilities. The inviting sunroom provides a bright, year-round space. The adjoining deck creates the perfect setting for outdoor recreation while taking in the tranquil backyard views.



MAGICAL GARDEN GORGEOUS

The park-like backyard invites you to explore meandering pathways that wind through mature shade trees, creating a peaceful and private outdoor retreat. "Gorgeous" is only one compliment for this exceptional property that truly defines the meaning of home.

AMENITIES

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. Included are seven charter schools and three historic "one-room" schoolhouses. Twelve of Petaluma's public schools are California Distinguished schools, and four are Federal Blue Ribbon Schools.



BOUNDLESS ENTERTAINMENT

Petaluma's Events Calendar is packed with fairs, festivals and events. Two of the most popular are the Cow Chip Throwing Contest held during the Butter & Egg Days Festival and the Art Boat Race at the Rivertown Revival. Petaluma also has one of the largest Veterans Day Parade in Northern California as well as the World's Ugliest Dog Contest..

Legendary Service

"Your Satisfaction Means Everything." ~ Denise





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