



Petaluma **RANCHETTE**

445 Marshall Ave, Petaluma
NEW PRICE AT \$1,275,000

3-BED, 2-BATH, | +/- 1,777 SQ. FT. | +/- 0.62 ACRE LOT

Everything you've wanted and more, 445 Marshall Ave in West Petaluma checks all your boxes! A welcoming covered porch invites you into this sweet ranchette, where a spacious single-story layout offers room to spread out and truly enjoy. Featuring 3 bedrooms, 2 bathrooms, a detached office or hobby space, a generous family room plus a separate living and dining room, laundry room, and more, this home blends comfort with flexibility. Nestled in the country, you'll take in panoramic views of rolling hillsides, open meadows, and breathtaking sunsets. The expansive deck is perfect for summer BBQs or sipping your morning coffee as you prepare for the day. Welcome home to 445 Marshall Ave.

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FEATURES

- 3-bedrooms, 2-bathrooms, +/- 1,777 SQ. FT.
- This charming single level floor plan ranchette is located in a country setting.
- Take in panoramic views of rolling hillsides, open meadows, and Christmas trees.
- Bright natural light floods the home morning and afternoon. Natural hardwood floors cascade from room to room, adding warmth, character, and a touch of modern rustic charm throughout.
- Enjoy a ranchette lifestyle on a +/- 0.62 acre lot, but yet minutes from downtown.

Legendary Service
LET ME EARN YOUR BUSINESS!



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