



9699 KELLY LANE, PENNGROVE CA

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616 Petaluma Blvd S, Petaluma, CA 94952



DENISE LUCCHESI  
REAL ESTATE



# ENCHANTING PENNGROVE ESTATE

Welcome to a private retreat on combined +/-3.1 acres in desirable Penngrove. This single-level home features 3 bedrooms and 2 bathrooms with scenic views from every window. This single-level home features 3 bedrooms and 2 bathrooms with scenic views from every window. The kitchen offers a breakfast bar and opens to a casual family room with direct access to outdoor living spaces. The living room includes a wood-burning fireplace for added warmth and charm. The property is designed for indoor-outdoor living, featuring an in-ground pool, pool house with vaulted wood ceilings, garden areas, fruit trees, and pastures. A detached two-story offers flexible spaces perfect for a workshop, office, or creative use. Equestrian enthusiasts will love horse stalls and corral suitable for livestock interests. Private setting on a secluded drive with room for RV or boat storage.

**3 BED, 2 BATH | TWO PARCELS - PARCEL 1 : +/-1.6 ACRES, PARCEL 2 : +/-1.5 ACRES**



## PROPERTY OVERVIEW

A rare offering in the heart of Penngrove, this enchanting estate captures the essence of Sonoma County living on over +/-3 acres of serene, storybook grounds. Privately set along a secluded drive, the residence unfolds as a sanctuary of light, space, and natural beauty. Thoughtfully designed for seamless indoor-outdoor living, the three-bedroom, two-bathroom home showcases scenic views from every window.



## THE LIVING

Surrounded by scenic views from every window, this storybook single-level home is thoughtfully designed for seamless indoor-outdoor living. The living room includes a wood-burning fireplace for added warmth and charm. The kitchen offers a breakfast bar and opens to a casual family room with direct access to the outdoor grounds. The thoughtfully designed floor plan offers both privacy and convenience.



## AMENITIES

The amenities elevate it beyond the ordinary offering a pool house with vaulted wood ceilings, a sunlit pool terrace ideal for entertaining, and a versatile two-story with endless possibilities. Balancing tranquility with proximity to Sonoma County's celebrated lifestyle, this property presents a unique opportunity to create a lasting legacy in one of the region's most desirable enclaves.



THE GROUNDS





# THE POOL HOUSE





INTERIOR

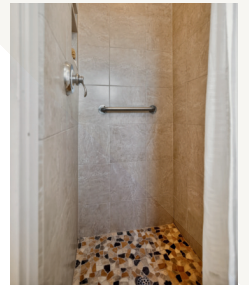


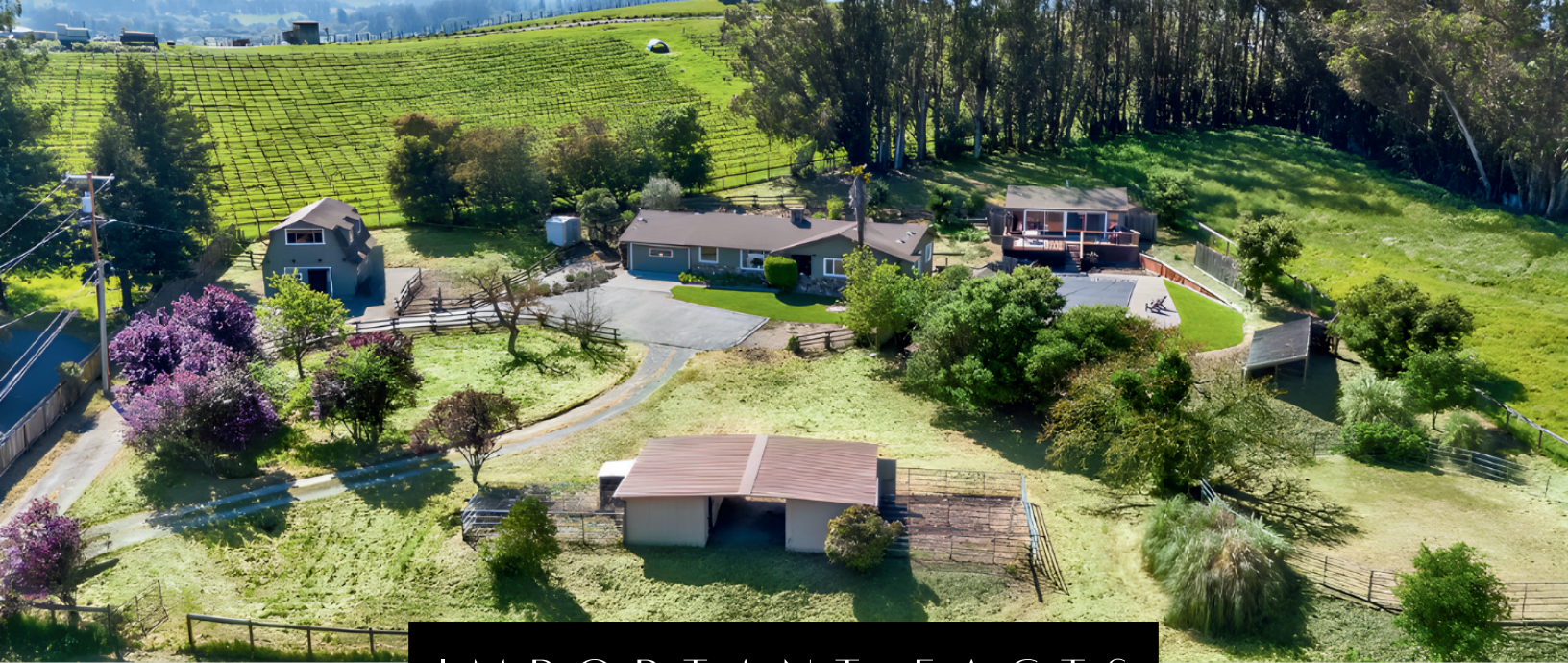


SPACIOUS



MODERN





## IMPORTANT FACTS

# KEY DETAILS

### OVERVIEW

#### **PENNGROVE LIVING**

Welcome to a private retreat encompassing two parcels totaling approximately one and a half acres in the highly desirable community of Penngrove. Surrounded by scenic views from every angle, this rare property captures the true essence of Sonoma County living. This storybook single-level home is thoughtfully designed for seamless indoor-outdoor living. The three bedroom, two bathroom residence features a wood-burning fireplace for added warmth and charm, inviting gathering spaces anchored by easy access to the expansive grounds. The property unfolds into a serene landscape of gardens, mature fruit trees, corral, stables and open pasture. Enhancing the property are exceptional amenities, including a pool house with vaulted wood ceilings, a sunlit pool terraces, an in-ground pool and a versatile two-story workshop offering endless possibilities for creativity, work, or leisure. Equestrian enthusiasts will appreciate the fully fenced pasture, stables, and round pen, perfect for creating your own private ranchette.

### PROPERTY LOGISTICS

#### **FAST FACTS**

9699 Kelly Ln., Penngrove, CA 94951

Beds 3, Baths 2 | 2 Car Attached Garage | +/- 1,505 sq. ft. | +/- 3 acres

Type: One level single family home, plus barn, stables, fully fenced pasture, round pen, pool house, and in-ground swimming pool on 2 parcels.

Parcel 1: +/-1.6 acre lot | Parcel 2: +/-1.5 acre lot



A RARE OPPORTUNITY  
**BARN / ACTIVITY ROOM**

Perfectly situated minutes from downtown Penngrove, 9699 Kelly Lane promises a quintessential Wine Country lifestyle. This home is perfect for the hobbyist looking for a detached two-story workshop providing a flexible space for a workshop, office, or creative use.



C O N V E N I E N T  
**STALLS, CORRAL & EXTRA PARCEL**

Wait there is more! Enjoy additional stables and corral suitable for livestock or equestrian interests. Included in this property is an extra parcel that is fully fenced perfect for expanding.



R E F R E S H I N G  
**POOL HOUSE & POOL**

The ranchette's amenities set it apart with a stunning pool house featuring vaulted wood ceilings, a pool terrace perfect for morning relaxation or entertaining guests. The luxurious in-ground pool is complete with a diving board and a spacious surrounding patio offering the ideal setting for fun in the sun.

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



# PENNGROVE LIFESTYLE

## Why Pennngrove?

Strolling the streets of Pennngrove is like stepping back in time to Americana at its finest. The close-knit community of Pennngrove 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, Pennngrove is only about an hour away from San Francisco, making trips to museums and Michelin restaurants available whenever the mood strikes. Pennngrove 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.

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## 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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