



8813–8815 PETALUMA HILL RD,  
PENNGROVE, CA

[WWW.DENISELUCCHESI.COM](http://WWW.DENISELUCCHESI.COM)

NOTE: THERE ARE VIRTUALLY STAGED IMAGES IN THIS BOOKLET.

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CENTURY 21 EPIC

616 Petaluma Blvd S, Petaluma, CA 94952





# SERENE

## PENNGROVE TWO RESIDENCES

Exceptional opportunity for investors or homeowners seeking a country multi-residence property just minutes from town. Open the corrugated gates to discover two homes set in a peaceful rural sitting on just over a half acre. Mature oak trees, private patios, country views, generous storage, individual backyards, and ample parking create a rare and inviting retreat only a short distance from Penngrove. Welcome home to 8813-8815 Petaluma Hill Road.

**2 SEPARATE RESIDENCES ON JUST OVER HALF AN ACRE LOT**



## PROPERTY OVERVIEW

8813-8815 Petaluma Hill Road in Penngrove is centrally located, offering all the benefits of a country lifestyle. Close to Highways 101 / 116, this two residence property is minutes from downtown Penngrove. Offering privacy and comfort on a spacious +/-0.53 acre lot, brimming with potential for the whole family. After being welcomed by the beauty of the natural setting, you'll discover all the treasured comforts of country living.



*Virtually Staged*

## THE LIVING

Residence 8815 features a beautiful fireplace. Both residences have carefully placed windows to bring the outside in. Enjoy warm living spaces and generously sized bedrooms in a timeless expression of country living. Dine al fresco on warm summer evenings on your scenic deck or patio, or step outside in the yard with plenty of room for outside fun while taking in the fabulous natural, country views!



*Petaluma 8815*

## AMENITIES

Delight in an outdoor lifestyle, as outdoor and gardening enthusiasts will relish the natural open space, raised planters, and canopy shade trees. Entertain family and friends or take in an evening sunset on your private deck or patio. There is so 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!



THE GROUNDS





COUNTRY OASIS





THE GROUNDS





RESIDENCE 8815





RESIDENCE 8815





RESIDENCE 8813





RESIDENCE 8813

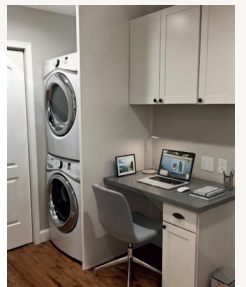




SPACIOUS



MODERN





## IMPORTANT FACTS

# KEY DETAILS

### OVERVIEW

#### **PENNGROVE LIVING**

Exceptional opportunity for investors or homeowners seeking a country multi-residence property just minutes from town. Open the corrugated gates to discover two homes set in a peaceful rural setting on just over a half acre. Mature oak trees, private patios, country views, generous storage, individual backyards, and ample parking create a rare and inviting retreat only a short distance from Penn Grove. The main residence features 3 bedrooms and 1 bathroom, highlighted by a chef's kitchen designed for entertaining. Natural hardwood floors, a charming stone fireplace, and an updated bath add warmth and timeless character throughout. The second home offers a stylish and contemporary 1-bedroom, 1-bathroom layout complete with a kitchen featuring stone countertops, Shaker-style cabinetry, a built-in desk workspace, and a dedicated laundry area, perfect for extended family, guests, or rental income. A three-car garage is ideally positioned between the two homes, providing added privacy and flexibility. With mature trees, a level lot, and space for hobbies, gardening, or outdoor enjoyment, this unique property offers the best of country living with close-to-town convenience.

### PROPERTY LOGISTICS

#### **FAST FACTS**

8813-8815 Petaluma Hill Road, Penn Grove, CA 94951

Type: Two single level single family homes

Beds 4 | Baths 2 | 3 Car Garage | +/- 0.53 acre parcel lot



A R A R E O P P O R T U N I T Y

## PENNGROVE LIVING

Perfectly situated minutes from downtown Pennngrove, 8813-8815 Petaluma Hill Rd, Pennngrove promises a quintessential Wine Country lifestyle, with golfing, hiking, shopping, and exquisite dining just moments away.



C O M F O R T

## EXPANSIVE YARD

This timeless two residence property features an opportunity to sculp you very own backyard oasis. The property is fully fenced on a +/-0.53 acre lot awaiting your inspiration and vision.



S P E C T A C U L A R

## TRANQUIL GREENERY & COUNTRY VIEWS

If you are looking for a country lifestyle strategically located in the popular Sonoma County with room for extended family, or even rental income, this property is the one for you.

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.

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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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