



**FOR SALE**

## SOUTHGATE - EAST PETALUMA

INVESTOR/1031 BUYER OPPORTUNITY!

1849 Sophia Circle , Petaluma CA 94954

PRICE:\$1,000,000.00

Bedrooms: 3  
Full Baths: 2  
Half Baths: 1  
Parking: 4 Cars  
Floors: 2

Subdivision: Southgate  
Year Built: 2013  
Lot Size: 5280  
Sqft: 2382

### PROPERTY FEATURES:

- Central A/C
- High/Vaulted ceiling
- Family room
- Dining room
- Refrigerator
- Granite countertop
- Dryer
- Yard
- Central heat
- Walk-in closet
- Bonus/Rec room
- Breakfast nook
- Stove/Oven
- Stainless steel appliances
- Laundry area - inside
- Fireplace
- Tile floor
- Office/Den
- Dishwasher
- Microwave
- Washer
- Balcony, Deck, or Patio

### OTHER FEATURES:

- Custom Backyard BBQ
- Firepit
- Hot Tub

### PROPERTY DESCRIPTION:

Built in 2013 with many builder upgrades, this 3 bedrooms plus a loft (possible 4th bedroom), main floor study, 2.5-bathroom home has an open floorplan for entertaining. The custom backyard offers a entertainers dream with outdoor kitchen, firepit and hot tub. SELLERS WISH TO RENT BACK FOR 6-12 MONTHS!

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