



\$ 2,250,000



1794 Highway 116 S, Sebastopol, CA 95472

- » Beds: 4 | Baths: 2 Full
- » MLS #: 326062657
- » Single Family | 1,908 ft² | Lot: 54,886 ft² (1.26 acres)
- » More Info: [1794Highway116S.IsForSale.com](https://www.1794Highway116S.IsForSale.com)



Michael Murphy
707-332-1195 (Mobile)
m_murphy@sonic.net
[michaelmurphyhomesandland.com](https://www.michaelmurphyhomesandland.com)

CENTURY 21 Epic
7345 Healdsburg Ave.
Sebastopol, CA 95472

Home sweet home! Country living at its best while still close to town. Recently up-dated with a clean fresh move-in ready feel. Property offers a unique zoning which allows for a live/work scenario, that is great for self employed business owners. 4th bedroom could function well as a library, den, or office featuring French doors out to the gorgeous acre+ back yard. Just imagine the backyard barbecues and great open space for animals to roam. 26 Bloomfield is also included in this sale. This is Frank's Corner! It is a commercial 1.5 acre lot with over \$400,000 added value with soil studies, transportation survey, conditional sewage permit, Mitigated Negative Declaration, Design Review and Use Permit final Conditions for Approval, consulting engineers Geo technical Investigation, Arborist Report for proposed Development Plan, Biological Resources Assessment, Design Review project Summary-Sebastopol Hardware Center. Come by and take a look, you might want to take on a project and live in Sebastopol. The hypothetical value of the completed project is \$5,420,000!

