



\$ 925,000



4941 Hansen Dr, Santa Rosa, CA 95409

- » Beds: 5 | Baths: 3 Full
- » MLS #: 326057856
- » Multi-Family | 2,246 ft² | Lot: 17,698 ft²
- » More Info: 4941HansenDr.IsForSale.com



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corcoran

ICON PROPERTIES

Corcoran Icon Properties
201 Third St, 2nd Floor
Santa Rosa, CA 95401

Duplicate listing of MLS#326056136. Two homes, One Lot with DUPLEX Zoning. Prime Rincon Valley location offering two homes for the price of one on spacious 0.4 acre lot! This charming ranch-style property features a main house and a detached 2nd unit. The main house was expanded in years past to include approximately 1,466 sq.ft. of living space with 3 bedrooms plus 2 full bathrooms, all while retaining much of its original 50's character. More recent improvements include a new roof, new carpet, and fresh interior paint, along with previous upgrades of an on-demand hot water heater, dual pane windows, walk-in tub, and central air-conditioning for those warm summer afternoons. // The modest granny is approximately 650 sq.ft. and sits at the back of the lot. The granny boasts 2 compact bedrooms, a newer mini-split system for heating/cooling and has a sub-meter for electricity usage. Officially zoned as a Duplex, both dwellings are served by a private well with UV filtration system and are connected to City sewer. (New owner to verify possibility of connecting to City water if they prefer). // Located in a county pocket' in desirable Rincon Valley, enjoy the unique blend of country property feel with city convenience, including close proximity to renown schools, parks, shopping, and dining. The spacious 0.4 acre lot has generous parking areas for your RV or toys or work truck, in addition to the detached garage. A detached

