



\$ 1,325,000



1130 Cunningham Rd, Sebastopol, CA 95472

- » Beds: 3 | Baths: 2 Full
- » MLS #: 326082672
- » Single Family | 2,014 ft² | Lot: 43,560 ft² (1 acres)
- » More Info: 1130CunninghamRd.isforsale.com



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A rare Sebastopol retreat, second time on the market, this beautifully updated 1940s single-level home is tucked behind a gated entry on a private, fully fenced acre. Offering 3 bedrooms and 2 baths, the home blends vintage character with thoughtful updates, including Oak & Fir floors, Marmoleum flooring and a gorgeous Chef's Kitchen with large, island & peninsula open to the light-filled FR/Sunroom. Formal Dining Room plus formal Living Room with wood burning stove - attention to detail is every where you turn including built-in shelving, wainscoting, period light fixtures, arched doorways and more. A fantastic, smartly designed mud room/laundry/office space with stairs down to the full basement which provides exceptional additional space for storage, wine or hobbies. The enchanting grounds feature mature landscaping & lawns, raised garden beds, vintage Gravenstein, Cherry and Pear trees, a fenced pasture and an original water tower now used as a workshop. A detached 3-car garage with mechanic's pit, additional bonus room and abundant RV, boat and guest parking add to the property's versatility. With its usable acre and unique outbuildings, there may also be potential for an ADU or JADU.(subject to buyer verification and County approval) Private, distinctive and full of Sonoma County character, this is more than a home; it's a special place to settle in and stay for generations.

