



\$ 1,100,000



7180 Evan Ave, Sebastopol, CA 95472

- » Beds: 5 | Baths: 3 Full, 1 Half
- » MLS #: 326078034
- » Single Family | 1,911 ft² | Lot: 10,210 ft²
- » More Info: 7180EvanAve.IsForSale.com



Trish McLean
(707) 529-1122
trish@trishmclean.com
<http://www.trishmclean.com>

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

Stunning, inspiring, breathtaking are just a few of the words that will come to mind as you take in the views from this loving Sebastopol home. The Mayacamas Mountains and Mount St. Helena form a rejuvenating backdrop for you every day as you enjoy the easy-living floor plan and expansive deck. Designed to inspire, this stunning property is only a few blocks from some of Sebastopol's favorite spots, including Fircrest Market, Handline Restaurant, and Psychic Pie. Here is a rare blend of in-town proximity with expansive ambience and far-reaching vistas. The home functions well as a two bedroom oasis with den/office and two full bathrooms in a comfortable and expansive-feeling 1,467 of living space. The large, 600+ sq.ft. deck increases your useable space and beckons you outside to enjoy the warm Fall air and take in the northerly views. Taking full advantage of the downward sloping lot, the home was designed with a lower level that now features a Junior ADU (converted garage) plus a separate office/guest room with a half bath. The ADU is approximately 444 sq.ft. and has been a long-term rental bringing in \$1,650/month, perfect for ongoing income if desired or ready to convert for your living enjoyment. Both the ADU and the downstairs office/guest room have their own separate entrances and are accessed through the beautifully landscaped yard. The spacious (0.23 Acre) lot features a variety of fruit trees and plants, meandering brick

