

# Residential Client Detail Report

Listings as of 12/09/2022 at 10:49am

Page: 1

**MLS#:** 322092534 **Closed**      **18710 Melvin Ave, Sonoma, CA 95476-4623**      **Sonoma**      **\$1,050,000**



Single Family Residence    **LD:** 09/13/22    **OMD:** 10/25/22    **DOM:** 28  
**Cross Street:** Donald Ave    **D/S:** Sonoma  
**BIK/Lot/APN:** 127-342-033-000    **Zoning:**    **Yr Blt:** 1955  
**BD:** 3    **BA:** 2(2/0)    **#Rms:** 0    **Pk:** 3    **Pk Tp:**    **Pk Access:**  
**~SqFt:** 1648/Assessor Auto-Fill    **\$/SqFt:** 631.07    **Lot SqFt:** 7200  
**Association:** No    **Association Fee:** \$    **Association Fee Freq:**  
**Association Name:**    **Association Phone:**  
**Builder/Architect:**    **# of Units:** 0  
**Special Listing Conditions:** None

[See Additional Pictures](#)

[Map View](#)

**Pending Date:** 11/22/22    **Closed Date:** 12/05/22    **Closing Price:** \$1,040,000

**Directions to Property:** Lomita Ave to Donald St. to Melvin Ave OR Highway 12 to Donald St to Melvin Ave.

**Public Remarks:** This home is just perfect for entertaining and relaxing. There's an updated kitchen with seated marble top island, quartz countertops, touchless faucet, breakfast area with added storage, and a large dining room. The outdoor screened porch leads to a stunning backyard with dramatic oak trees, multiple gathering spaces, and plenty of opportunity to add a pool or ADU. The original hardwood floors have been brought to life again throughout the home. The tranquil primary suite with direct access to the backyard also has a spa-like bathroom with a curbless shower and remote water-on feature. In addition to the enclosed garage there are 2 off-street driveways with room for an RV, and multiple upgrades like seller-owned solar, Nest thermostat, and Ring doorbell. This turnkey home is on a quiet cul-de-sac with quick access to nature trails, downtown, the springs, and a quintessential wine country lifestyle.

<b>Water Source</b>	Public	<b>Appliances</b>	See Remarks,Microwave,Hood Over Range,Free Standing Refrigerator,Free Standing Gas Range,Disposal,Dishwasher
<b>Architectural Style</b>		<b>Window Features</b>	
<b>Bath Features</b>		<b>Current Rent</b>	\$
<b>Dining Room Features</b>		<b>Disclosures/Documents</b>	Disclosure Package Available
<b>Distance From Shopping</b>		<b>Distance to Public Transportation</b>	
<b>Driveway/Sidewalks</b>		<b>Electric</b>	Photovoltaics Seller Owned,220 Volts in Laundry
<b>Entry Level</b>	0	<b>Fencing</b>	
<b>Green Verification Rating</b>		<b>Heating</b>	Central
<b>Laundry Features</b>	Washer Included,Sink,Inside Room,Dryer Included	<b>Upper Level</b>	
<b>Lot Features</b>	Storm Drain,Cul-De-Sac	<b>Main Level</b>	Street Entrance,Primary Bedroom,Living Room,Kitchen,Full Bath (s),Dining Room,Bedroom(s)
<b>Stories</b>	1	<b>Parking Features</b>	RV Possible,Attached
<b>Parking Fee \$</b>	\$	<b>Subtype Description</b>	Detached
<b>Patio &amp; Porch Features</b>		<b>Possession</b>	Close Of Escrow
<b>Security Features</b>	See Remarks,Video System,Smoke Detector,Security System Prewired,Carbon Mon Detector	<b>Sewer</b>	Public Sewer
<b>Showing Instructions</b>	See Remarks	<b>Stories</b>	1

**Open Houses**

Date	Hosted	Time	Comments
<b>Dimensions: Living:</b>		<b>Dining:</b>	<b>Family:</b>
			<b>Kitchen:</b>
			<b>Master Bed:</b>