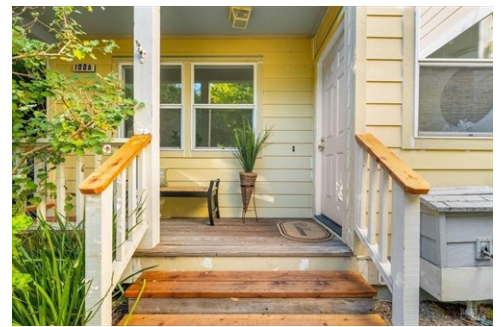




\$ 484,000



7008 Marsh Way, Cotati, CA 94931

- » Beds: 3 | Baths: 1 Full, 1 Half
- » MLS #: 326034220
- » Condominium | 1,106 ft² | Lot: 871 ft²
- » More Info: 7008MarshWayCotati.IsForSale.com



Tracy Dugdale-Munoz
(707) 318-2213 (Mobile)
tdm4realestate@gmail.com



NorthBay Property Management
3510 Unocal Pl
Suite 207
Santa Rosa, CA 95403

Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this move-in-ready Cotati condo offers comfort, convenience, and an unbeatable location! Tucked into a small, 7 unit desirable complex just off East Cotati Avenue, you'll enjoy a private setting while still being close to downtown Cotati, Sonoma State University, restaurants, shops, parks, the farmers market, and community events. The thoughtfully designed floor plan features three bedrooms and a full bath upstairs. On the main level, you'll find a spacious living room, generous under-stair storage, and an inviting kitchen complete with a gas range, bottom-freezer refrigerator, ample counter space, and additional dining area. A convenient laundry closet includes front-loading washer and dryer. Recent updates make this home truly move-in ready, including fresh interior paint, new carpeting upstairs, luxury vinyl plank flooring on the main level, and dual-pane windows for added comfort and energy efficiency. Step outside to the sweetest private backyard patio perfect for relaxing, entertaining, or creating your own garden retreat. A rear gate provides direct access to the community walking path, adding even more convenience to this wonderful location. In addition, the following exterior improvements have been completed: 2023 - Exterior Siding: All homeowners replaced the siding on their individual units. 2023 - Exterior Fencing:

