

# 2305 Magnolia Ave.

2 Idyllic West Petaluma Country Acres  
*Offered at \$503,406*



Granny Unit



Accessory Building

## Picturesque Craftsman Home & Granny Unit

Lovely single story residence features a spacious living room, remodeled kitchen with granite countertops, two bedrooms, one bath with tile and carpeted flooring.

The detached Granny unit offers a spacious living room, kitchen, one bedroom, office/den and a tile bath with laminate flooring and deck.

Property also consists of two horse stalls, outbuildings chicken coop, and a huge 24 x 60 (approx.) accessory building. What an ideal property for 4-H projects, horses, organic gardening, or those wanting some room to roam!

**Approx. Year Built: 1912**  
**MLS# 20930789**

More pictures and a Virtual Tour at...  
**[www.petalumahomes.com](http://www.petalumahomes.com)**



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Interior of Accessory Building



Kitchen in Main Residence