



## 331 Sunnyslope Avenue | The Grand Dame of Petaluma

Enter the iron gates to another era - the Victorian circa 1882 (per seller)! After passing through a vine-covered arbor the brick-lined path leads to the wrap-around porch that opens the doors to the early ages of Petaluma and the setting of the "Mumford" movie and Coca-Cola commercials of past.

Once inside the home to the left of the front door you will find the formal living room with wood-burning stove, on the right side, a parlor, both with 8' wood pocket doors and extraordinarily distinct bay windows.

Next you will step into the center of the house, the large open kitchen which has vaulted ceilings, a vintage wood stove, a walk-in pantry 6' square granite island, triple porcelain sink with window box and a three light window that reaches to the ceiling. The matching Kitchen Aid appliances include double oven, dishwasher, trash compactor, microwave and cook top stove with a custom John Strong Copper hood. Off to one side is a beautiful light filled morning room as well as a formal dining room with swinging door, complete with original wood wainscoting. Here too you will find a powder room. On the opposite side is a large laundry and mud room, complete with a full bathroom.

... continued on the back

**Offered at \$799,000**

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RESIDENTIAL BROKERAGE

Headed up the stairs to the second floor you will find four bedrooms, a sitting room and two full bathrooms. The front "Master bedroom" has the beautiful distinct bay window to match below and a private veranda.

The flight up to the third floor reveals views to Sonoma Mountain and is where you will find two additional bedrooms and another unfinished room, currently plumbed for a new a bathroom.

Situated on an oversized lot, there are two brick-lined driveways complete with iron gates, a three-car carport, and 20+ fruit trees. The front corner of the property is anchored by a huge walnut tree complete with tree house. Tucked within a garden setting is a private six-person hot tub, and in full sunshine lie the organic garden beds. As if that wasn't enough... this Grand Dame is also home to a RARE three-story Octagon Water Tower! Additional features include softwood floors, full basement, irrigation system. Approx. 4700 sq.ft. (per seller) and a total of 13 rooms.

[www.PetalumaGrandDame.com](http://www.PetalumaGrandDame.com)

