



**400 Arroyo Rd. | [ArroyoRdSonoma.com](http://ArroyoRdSonoma.com)**

***Quaint Country Home*   Offered at \$498,000**

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**Sotheby's**  
INTERNATIONAL REALTY

Charming vintage home rests on a quiet hidden lane in vibrant Boyes Hot Springs near wine country's renowned Fairmont Sonoma Mission Inn and Spa. This approximately 1,100 sq. ft. house will delight. Entry via sun drenched enclosed porch leads one into this charming 2bd/1ba home with vaulted wood ceiling and skylights. Details of the home include picturesque windows all around, floor-to-ceiling wood details throughout, wood floors, updated bathroom and laundry room. Kitchen awaits your personal touches.

Behind a bamboo lined gate you'll find the backyard featuring a small lounging deck, flagstone patio, fish pond, raised garden beds and mature fruit trees. The property has a 1-car garage currently used for storage.

Convenient location near public transportation, cafes, shops, Barking Dog coffee house, El Molino Mexican restaurant and minutes to Sonoma's historic Plaza. New to the area or a veteran of the Valley, this hidden home will be your tranquil retreat while you discover Sonoma Wine Country.

### **Property Features**

- Approx. 1,100 sq. ft.
- 2bd/1ba
- Laundry room
- Wood floors throughout
- French door access to grounds
- Small lounging deck
- Sun room
- Spacious backyard grounds
- Raised garden beds
- Mature fruit/citrus trees
  - Pear
  - Apple
  - Lemon
- Detached 1-car garage used as storage unit
- Central air and heat