

**COLDWELL  
BANKER** 

COAST PROPERTIES

# Perfect!

**\$899,000**  
**Price Reduced**

*This one level home is perfect. Perfect for entertaining, with its enormous gourmet kitchen open to the family room, dining room, bridge room and bar. With panoramic views of hole number two and mature 100 foot Cypress trees across the fairway out to the ocean beyond. Newer bathrooms with limestone, fabulous wine cellar, high ceilings and excellent wind protected outdoor space. One level living at it's best.*



**Sold!**


*Listed by Coast Properties  
Selling price \$850,000*

Three bedrooms  
Three bathrooms  
2,416 square feet  
Built 1981  
20947 Heron Drive  
Bodega Bay, CA 94923



**Dennis and Kathleen Erba**  
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**www.bodegabayhomes.com**

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- Granite Slab countertops & Tiles (by Rafael & Assoc.-Healdsburg)
- Jenn - Air Electric Grill-Range Cook top
- MIELE Dishwasher (purchased 11/01)
- Broan Trash Compactor
- GE Profile 27" Convection/Thermal Double Wall Oven-self cleaning (purchased 11/01)
- 18 Gauge Stainless Steel Sinks
- Amana Refrigerator (purchased 8/97)

#### BAR AREA & WINE CELLAR

- Constructed 1989
- Custom Cherry Bar Unit
- Custom Cherry Bookcase
- Wine cellar holds approximately 2000 bottles with room to store cases
- Mexican Pavers in wine cellar & custom wine bins (wine cellar 196 sq. ft.)
- Original stain glass in stairwell to wine cellar by Deborah Riddle of Petaluma.
- Sump Pump replaced 7/09

#### DINING AREA

- Original stained glass by Deborah Riddle of Petaluma (also did stained glass in pro shop at clubhouse)

#### MASTER BATH/CLOSET

- Completed 6/06
- Granite Counter top (California Granite of Petaluma)
- Travertine tile, crown molding, shower & floor
- JASON Air-Whirlpool Hydrotherapy Bath Tub (signature edition) (66 X 36 X 25)
- Walk in shower with built in seat, shelf
- Radiant Floor Heat
- Walk-in Closet by California Closets

#### GUEST BATHROOM

- Completed 6/06
- Granite Countertop
- Travertine Tile & crown molding
- Marble floor
- Walk in shower with built in seat, shelf

#### MISCELLANEOUS

- WATER HEATER: 50 gallon propane installed 10/20/09
- ROOF: Steel Roof by Cal Pac Roofing installed 7/21/92 50 Year Warranty even if not original owner
- CARPET:
  - o Living room, guest room and office - March 1997
  - o Master Bedroom: June of 2006)
- PATIO: 393 ft. –
  - o Pebble People installed stone decking 7/02
  - o (wiring installed for hot tub)
- DISH installed
- HOUSE PAINTING: May of 2006
- WATER SYSTEMS: (installed June 2006)
  - o Maxi-Cure Water Filter - whole house –
  - o Maintenance Free
  - o Reverse Osmosis System under sink
- PHANTOM SCREENS: FRONT DOOR & LIVING ROOM (installed 12/14/0-4)
- DINING AREA: Original Stained glass - Deborah Riddle-Petaluma

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