

**1344 SUGAR BEAR LANE**

1344 SUGAR BEAR LN, SANTA ROSA, CA 95407

**\$695,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

# 1344 SUGAR BEAR LANE

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95407

Nestled on a spacious cul-de-sac in Southwest Santa Rosa, this inviting 4-bedroom, 2-bath home offers the perfect blend of comfort, functionality, and outdoor living. Situated on nearly a quarter-acre, the property features an expansive backyard designed for entertaining and enjoyment, complete with mature landscaping, raised garden beds, a fire pit and BBQ area, and plenty of room to relax or play. Inside, you'll find a well-designed floor plan with durable hard-surface flooring, a generously sized kitchen with abundant workspace and storage, and comfortable living areas ideal for everyday living and gatherings.

**Garage Count: 2 Car Garage,  
Sewer: Public,  
Cooling: Central A/C,  
Water: Well**

**\$695,000**



The versatile detached backyard structure provides endless possibilities as a home office, hobby room, workshop, fitness space, or private retreat. But wait! There's more! A detached garage/shop for RV parking, ample off-street parking, offering flexibility for recreational vehicles, trailers, boats, or additional storage. Last but not least, this house has city water, and it has a well so you can water the yard and wash cars with the well water and only pay for metered water for household use. Conveniently located near schools, parks, shopping, dining, and commuter routes, this property delivers exceptional value and lifestyle in a desirable Santa Rosa neighborhood.



