

**2211 HUMBOLDT STREET**

2211 HUMBOLDT ST, SANTA ROSA, CA 95404

**\$819,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

## 2211 HUMBOLDT STREET

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95404

This beautifully refreshed 4-bedroom, 2-bath single-story bungalow in Santa Rosa's established JC neighborhood, offering a combination of vintage character, modern updates, and backyard possibilities that is exceptionally difficult to find in this neighborhood. The home features original hardwood floors, fresh interior and exterior paint, LVP flooring in high-traffic areas, quartzite kitchen countertops, new hardware, outlets, a newer stainless steel gas range and so much more. The updates make the home move-in ready without erasing the charm and character of the original vintage home.

**Sewer: Public,  
Fireplace Count: 1 Fireplace,  
Garage Count: 4 Car Garage,  
Water: City Water**

**\$819,000**



In addition to a detached two-car garage, the property includes a separate workshop, covered portico and a second two-car garage, a rare opportunity with substantial covered square footage suited for storage, a home office, a home gym, hobby space, or future ADU conversion potential. Properties with this kind of usable outbuilding footprint behind a single-family residence are uncommon. The main home floorplan also works well for a Jr ADU conversion of the back two bedrooms with separate access. The JC district is one of Santa Rosa's most walkable and connected areas. The Safeway shopping center is within walking distance for groceries and daily errands. Downtown Santa Rosa restaurants, shops, and services are minutes away. Highway 101 access is close. Santa Rosa High School sits less than a mile from the front door. A well-maintained vintage home with a rare backyard opportunity in a prime location and worth serious consideration.



