

110 SAMROSE DRIVE

110 SAMROSE DR, NOVATO, CA 94945

\$1,450,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Seeking the ease of single-level living without sacrificing space, privacy, or style? This beautifully updated 4-bedroom, 2-bath home offers a rare combination of low-maintenance living, serene surroundings, and move-in-ready condition. Tucked away at the end of a quiet street in a small enclave of modern homes, all utilities underground, it provides exceptional privacy and a peaceful setting just minutes from shopping, dining, and transportation. Designed for comfortable everyday living and effortless entertaining, the home features vaulted ceilings, skylights, and an abundance of windows that fill the interior with natural light.

Sewer: Public,
Garage Count: 3 Car Garage,
Fireplace Count: 2 Fireplaces,
Cooling: Central A/C,
Water: City Water

\$1,450,000



Luxury vinyl plank flooring throughout the main living areas, white quartz countertops in the kitchen and fresh interior paint create a bright, modern atmosphere. The thoughtfully designed floor plan flows seamlessly from the entry through the kitchen and family room to a spacious outdoor redwood deck, where southern exposure and pleasant views provide the perfect backdrop for relaxing, dining, or gathering with friends and family. The side outdoor spaces are equally inviting. A charming pathway and footbridge lead to a private gazebo draped in mature wisteria, creating a tranquil garden retreat. On the east side of the home, a secluded patio offers an additional outdoor escape, ideal for gardening, reading, or simply enjoying the peaceful surroundings. The spacious primary suite facing the backyard feels like a private sanctuary, featuring high ceiling, a wall-to-wall closet, a walk-in closet, and an ensuite bathroom with a soaking tub and separate shower. A fully finished 3-car garage with built-in cabinetry, storage platforms, and a mini-split heating and cooling system provides exceptional flexibility for a home gym, workshop, hobby space, or additional storage.



Beautifully landscaped front gardens enhance the home's curb appeal, while practical upgrades include a newer furnace, air conditioning system, and water heater all less than 10 years old and professionally maintained each year. Ideally located just minutes from Trader Joe's, Whole Foods, downtown Novato, the SMART Train, and with convenient access to Highways 101 and 37. *Professional Pictures coming on Wed



