

18 RICHARDSON ROAD

18 RICHARDSON RD, NOVATO, CA 94949

\$1,349,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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94949

This lovely Spanish Colonial style home is situated on Richardson Rd, a quiet low traffic street in the Hamilton Southgate neighborhood. The home has 2322 SF, 4BR, 3BA and an oversize 2 car garage. This house has curb appeal. A stylish arched, covered front entry with a solid wood door, a massive two story arched window, a cozy front seating area and spacious motor court greet the street. There is no garage in view. Visitors enjoy a "wow" factor entering through the front door into a two story hallway and front room flooded with light. Custom wood plantation shutters allow light, privacy and comfort. Open wall cutouts peek into a leafy backyard.

Garage Count: 2 Car Garage,
Sewer: Public,
Fireplace Count: 1 Fireplace,
Cooling: Central A/C

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Recently installed wood flooring completes the look. An open floor plan kitchen, dining and living room embrace a welcoming and private backyard. The living room is just the right size with a wood burning fireplace with a gas starter, surrounded by built-in seating with room for a TV. It's a cooks kitchen with center island, granite counters, custom cabinets and pantry closet. All of the newer GE Profile stainless electric appliances include a combo wall oven & microwave. The original 6-burner gas cooktop and statement exhaust fan complete the room. A flex room behind the kitchen currently used as an office could also be a den, dining room or could be converted to a first floor bedroom. A half bath, laundry room and large garage complete the first floor. The second floor has four bedrooms and two bathrooms up a wide gracious stairway with landing and wrought iron railings. A double door entrance leads to a generously sized primary bedroom with a built-in niche with overhead lights. There are two well appointed closets and a remodeled bath with several windows, double sinks, large soaking tub and separate tiled shower. Down the hall past a built-in linen cabinet are three more appealing bedrooms and a hall bathroom with double sinks and separate shower room.



This home has been well maintained over the years including a major HVAC upgrade in 2020. It has two zone central heating and cooling, landscape irrigation front and back, and a built-in alarm system to support comfortable living at 18 Richardson Rd.



