

Features of 5577 & 5561 Inverness Avenue

The Home

- Single-level dwelling with expansive views of Santa Rosa plain
- Convenient access to Santa Rosa, Rohnert Park, Cotati, Pennngrove, Sonoma State University & Hwy 101
- Solar array (Approx 3.5kW)
- Attached sun porch
- Roof replaced 2002 & Sun room porch roof replaced 2016
- New HVAC with furnace, heat pump, and ducting installed 2018
- New driveway installed ~ 2016, gated with “Mighty Mule” automatic opener
- “Juice Box” Level II EV charger <https://evcharging.enelx.com/products/juicebox>
- New electrical panel 2005 (main), 2018 (outside auxiliary)
- Five skylights, 2 ceiling fans
- “Life Source” water treatment system (no salt) <https://lifeforcewater.com>
- Hardwood floors
- Kitchen floor tiled 2019
- Large kitchen pantry
- Sewage piping in crawl space replaced ~ 2013
- Hydrant across the road from 5561 Inverness
- Ceramic tile: entry & master bath
- Deck off master bedroom with privacy or potential for expansive views!
- Metal storage shed (~9.5'x9.5') & lumber storage shed adjacent to house

The Property

- Gated deer fencing around 5577 portion of property, approx 1 acre
- Mature landscaping including: redwood grove, live & cork oaks, Douglas fir, Norfolk pine, hollies, cedar & more.
- Approx 20 fruit trees including: mandarin oranges, Meyer & Eureka lemons, apricots, peaches, plums, pears, lime, cherry, apple, calamondin
- Herbs including: lavender, rosemary, thyme, oregano, chives, mint & more.
- Expansive fenced organic garden area with raised beds, and half barrels, drip irrigation, and ready-to-plant soil. Permanent beds with asparagus, rhubarb, thornless blackberries, raspberries, strawberries & more.
- Shrubs/vines including: dogwood, camellias, azaleas, nandina, wisteria, jasmine, firebush, manzanita & more.
- Greenhouse (~14'x36') with electricity, water, acrylic roof, concrete foundation, storage/tool shed attached
- Finished outbuilding with electrical (~8'X12')
- Honeybee apiary with multiple hives, redwood stands & windbreaks
- Chicken coop: windowed hen house with automatic chicken door opener; 2 fenced runs
- Winter creek
- 250 gallon propane tank full (not in use or connected to home)

ENJOY THE PRIVACY, PEACE & QUIET!