

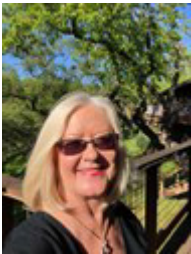


\$ 1,575,000



22549 River Rd, Geyserville, CA 95441

- » Beds: 3 | Baths: 2 Full
- » MLS #: 326043225
- » Single Family | 2,100 ft² | Lot: 27,007 ft² (0.62 acres)
- » More Info: 22549RiverRd.IsForSale.com



Karen Waelde
 (707) 292-3862 (Cell)
 (707) 857-1728 (Office)
ncproperties@comcast.net
<http://www.northcountyproperties-ncp.com>



North County Properties
 100 School House Lane, Suite 108
 Geyserville, CA 95441
 (707) 292-3862



Pass through the gate into a sun-drenched private courtyard, perfectly suited for morning coffee or evening entertaining, before stepping through a beautiful arched front door into this hidden oasis among the trees. Tucked on a lush .62 acre lot fed by a private shared spring, this Alexander Valley gem draws you in with warm materials, wilderness views, and an effortless indoor-outdoor flow. Inside, white oak hardwood floors run throughout beneath vaulted ceilings. The combination living and dining room is anchored by a fireplace and framed by expansive windows with sweeping Alexander Valley views. The kitchen features updated cabinetry, an island and peninsula, ample storage, and a built-in wine cooler, with thoughtful built-in cabinetry woven throughout the home adding both character and practicality. Each bedroom has its own personality. The first opens via French doors directly to the garden, while the second features custom built-in storage and a reading nook framed by windows looking out to an oak-studded wilderness. A dedicated office leads into the primary suite, where vaulted ceilings with gorgeous exposed beams and breathtaking views set a serene tone. The primary bathroom is finished entirely in marble, with a generous tiled shower, freestanding soaking tub, and double vanity with a custom marble countertop. Outside, a wraparound porch extends your living space into the landscape, while a hot tub

