

## Burbank Gardens



\$ 400,000

654 Charles Street, Santa Rosa, CA 95404

Dave Harrell  
DRE#00604207  
(707) 888-2363  
harrell@sonic.net



CENTURY 21 Epic  
1057 College Avenue  
Santa Rosa, CA 95404  
(707) 888-2363

- » Beds: 2 | Baths: 1 Full
- » MLS #: 325100807
- » Single Family | 1,066 ft<sup>2</sup> | Lot: 3,960 ft<sup>2</sup>
- » Great opportunity to revitalize this charming home
- » All of the character from yesteryear and a new roof!
- » More Info: [654CharlesStreet.com](http://654CharlesStreet.com)

What a great opportunity to re-envision this charming Burbank Gardens home. This early turn of the century home has 2 bedrooms and one central bath. The charm runs deep from the welcoming front porch through the coved ceilings and wood floors. The spacious living room includes a warm and cozy gas stove. The formal dining room is convenient to the light and bright kitchen. A breakfast room is perfect for your morning coffee and opens to a useful rear porch including laundry hook-ups and a den/office room. Both bedrooms have access to the bath which comes with a claw foot tub and a separate stall shower. Recent improvements include a new roof and exterior paint. The generous sized rear yard is perfect for all of your gardens. This wonderful location is just around the corner from the Luther Burbank home and Gardens. Julliard Park is just down the street and downtown Santa Rosa just a few blocks away.

