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OFFERING MEMORANDUM

2112 Berkeley Drive

Single-family residence · Santa Rosa, California

PROPERTY FACTS

PROPERTY ADDRESS	2112 Berkeley Dr, Santa Rosa, CA 95401
PROPERTY TYPE	Single-family residence
LIVING AREA	1,608 sq ft
LOT SIZE	5,607 sq ft (0.1287 acres)
BEDROOMS / BATHROOMS	3/2
YEAR BUILT	1952
GARAGE	Attached, one car
APN	180-290-004
ZONING	R-1-6
WATER / SEWER	City of Santa Rosa
STATUS	Active · For Sale

2112 BERKELEY DRIVE

Opportunity Overview

2112 Berkeley Drive is a single-level 1952 home in Santa Rosa's Junior College neighborhood, taken down to the studs and rebuilt in 2026. Santa Rosa Junior College and Santa Rosa High School are within walking distance, and downtown Santa Rosa is minutes away.

The 1,608 square foot interior holds three bedrooms and two full baths, with new flooring and paint throughout. The kitchen has new quartz countertops and stainless steel appliances.

Each bedroom has its own ductless mini-split, with another serving the main living area.

The primary suite includes two built-out walk-in closets and a remodeled bath with a floating vanity and a walk-in shower. The second bath is fully remodeled with new finishes.

New electrical and new systems sit behind the walls. Outside, the 5,607 square foot lot is newly landscaped with drought-tolerant planting. The attached one-car garage holds the laundry hookups. City water and sewer.

Location Overview

Junior College neighborhood, Santa Rosa

The property is in the Junior College neighborhood of Santa Rosa, inside city limits. The subdivision of record is Meyers Tract.

Warmstone Advisors

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