



\$ 399,000



1824 Arroyo Sierra Ct, Santa Rosa, CA 95405

- » Beds: 2 | Baths: 1 Full
- » MLS #: 325053809
- » Townhouse | 1,203 ft<sup>2</sup> | Lot: 2,460 ft<sup>2</sup>
- » More Info: [1824ArroyoSierraCt.IsForSale.com](https://www.1824ArroyoSierraCt.IsForSale.com)



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#### Remarks

This charming single-level home presents a rare opportunity in one of Santa Rosa's most desirable planned unit developments. With approximately 1,200 square feet, this 2-bedroom, 1-bath layout retains its original finishes and is ready for your personal touch. Interior highlights include vaulted open-beam ceilings, skylights, a cozy fireplace, vinyl dual-pane windows, and three sliding glass doors that create indoor-outdoor flow. Enjoy two private courtyards as well as a single-car garage with an automatic door and direct access to the courtyard walkway. While the home awaits new flooring, paint, and cosmetic updates, it offers solid bones, a functional layout, and incredible potential. Residents of Sierra Creek Village enjoy resort-style amenities including a pool, tennis and pickleball courts, walking paths, and lush mature landscaping. HOA dues cover exterior maintenance, insurance, and well maintained common area facilities. Ideally located near Howarth Park, Spring Lake, Montgomery Village, Whole Foods Market, and with easy access to Highway 12-this is a fantastic opportunity to customize a home in the heart of Bennett Valley.

