

\$1,295,000 - 9760 Willow Avenue, Cotati

MLS® #325087730

\$1,295,000

6 Bedroom, 4.00 Bathroom, 3,636 sqft

Residential on 8.03 Acres

N/A, Cotati, CA

Welcome to 9760 Willow Avenue, a rare opportunity to own two single-family homes on one expansive lot in the heart of Sonoma County. Set on approx. 8 acres (349,787 sq. ft.), the property offers endless potential for multigenerational living, a family compound, or investment. Both homes feature 3 bedrooms and 2 bathrooms each. One home is in excellent condition and move-in ready, while the other provides an opportunity for renovation or customization. Each residence enjoys a yard and deck, perfect for entertaining or relaxing. The expansive acreage invites possibilities ranging from gardening and small-scale farming to equestrian or recreational pursuits. Families will appreciate access to highly regarded schools within the Petaluma City Schools District, as well as proximity to Sonoma State University. Just minutes from downtown Cotati, residents enjoy a small-town atmosphere with shops, dining, and easy access to Hwy 101. This unique property combines space, privacy, and versatility perfect for those seeking a blend of country living and everyday convenience.



Built in 1972

Essential Information

MLS® # 325087730

Price \$1,295,000

Bedrooms 6

Bathrooms	4.00
Full Baths	4
Square Footage	3,636
Acres	8.03
Year Built	1972
Type	Residential
Sub-Type	2 Houses on Lot
Status	Active

Community Information

Address	9760 Willow Avenue
Area	Penngrove
Subdivision	N/A
City	Cotati
County	Sonoma
State	CA
Zip Code	94931-9645

Amenities

Utilities	Public, Natural Gas Available, Electricity Available
Parking Spaces	5
Parking	Attached
# of Garages	2

Interior

Heating	See Remarks
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Other
# of Stories	1

Exterior

Lot Description	See Remarks
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Additional Information

Date Listed	October 1st, 2025
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Listing Details

Listing Agent Allison Chapleau

Listing Office Compass

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