



FOR SALE – THE STONEHOUSE

3555 SONOMA HWY, SANTA ROSA, CA 95409

9,233 +/- Sq. Ft. Historic Landmark Property

Northern California's Premier Commercial Real Estate Firm



William Severi, CCIM, CPM

CA BRE # 01000344

Direct: 707-360-4455

Cell: 707-291-2722

Email: William@NorthBayProp.com

**CLICK HERE TO
ACCESS PROPERTY WEB SITE**

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



PROPERTY DESCRIPTION



This offering includes 3555 Sonoma Hwy., APN: 181-120-033, consisting of 0.71+/- acres and the site of the Stonehouse. Also included in this offering price is 3111 Sonoma Hwy., APN: 181-120-034, consisting of 1.32+/- acres and is the contiguous parcel to the west of the Stonehouse.

North Bay Property Advisors is pleased to offer this beautiful historical property, built by the Italian stonemason Massimo Galeazzi in 1909. The Stonehouse has had a colorful past, to say the least. It had been a boarding house for Italian stonecutters and was rumored to be a speakeasy during prohibition. It stagnated as a long-empty relic, transformed again and again into a topless bar, a steakhouse, executive office for a local savings and loan a planned but never-quite-happened medical and surgical complex, an almost senior center, a bed and breakfast and currently the Athena House a substance abuse treatment center for women.



PROPERTY DETAILS

PRICING

Asking Price: \$3,075,000

SITE

APN's: 181-120-033 & 181-120-034

Site Acres: 0.71+/- & 1.32+/-

Water & Sewer: City of Santa Rosa

Utilities: PG & E

BUILDING

Construction / Siding: Stone / Metal & Wood Frame

Stories: 2

Approx. Build. Sq. Ft.: 9,233+/-

Bedrooms: 14

Bathrooms: 14 Full Private & 2 Half Guest

Seismic Upgrades: Yes

Fire Sprinklers: Yes

ZONING

Zoned: PD-0441

General Plan: Retail and Business Services



CURRENT USE PERMIT

The current occupant "The Athena House" has an active use permit (Resolution No. CUP10-023) with the city of Santa Rosa as a "Community Care Treatment Program". This use is a "Permitted use by Conditional Use Permit" as stated in the Policy Statement for 3555 Fourth Street (C-2-PD), dated August 13, 1998, and reflects Planning Commission Resolution No. 9348, Revised on February 24, 2005. Athena House is operated by CHD and the facility is Licensed and Certified through the State of California Department of Health Services (DHCS) as a "Recovery and Treatment Services". DHCS Provisional Level of Care Designation is "3.1 Clinically Managed Low-Intensity Residential Services. Treatment / Recovery Capacity is 40 plus 4 Dependent Children for a Total Occupancy of 44.

Uses Permitted by Conditional Use Permit are: Administrative & Professional office; Community Care and Health Care Facilities; Hotels, Motels and Related Uses; Public and Quasi-Public Uses; Assisted Care Facilities; Senior Condominiums, Senior Apartments, and Senior Multi-family attached or detached housing.



PHOTO GALLERY



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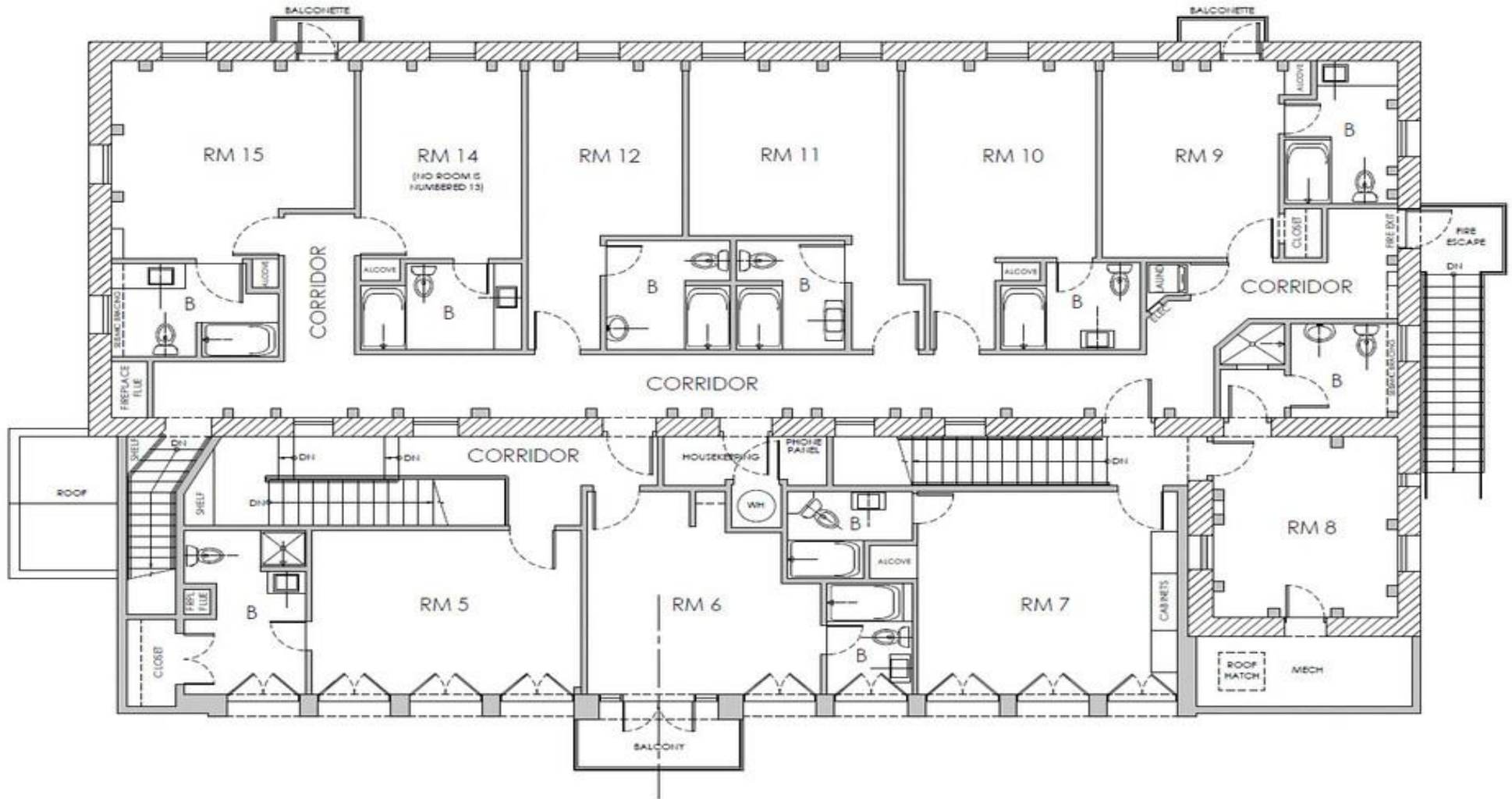
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2nd Floor Plan



Second Floor:

This floor consists of approximately 4,583+/- sq. ft. There are ten second floor bedrooms, each with full private bedrooms.



AERIAL & APPROXIMATE PARCEL MAP



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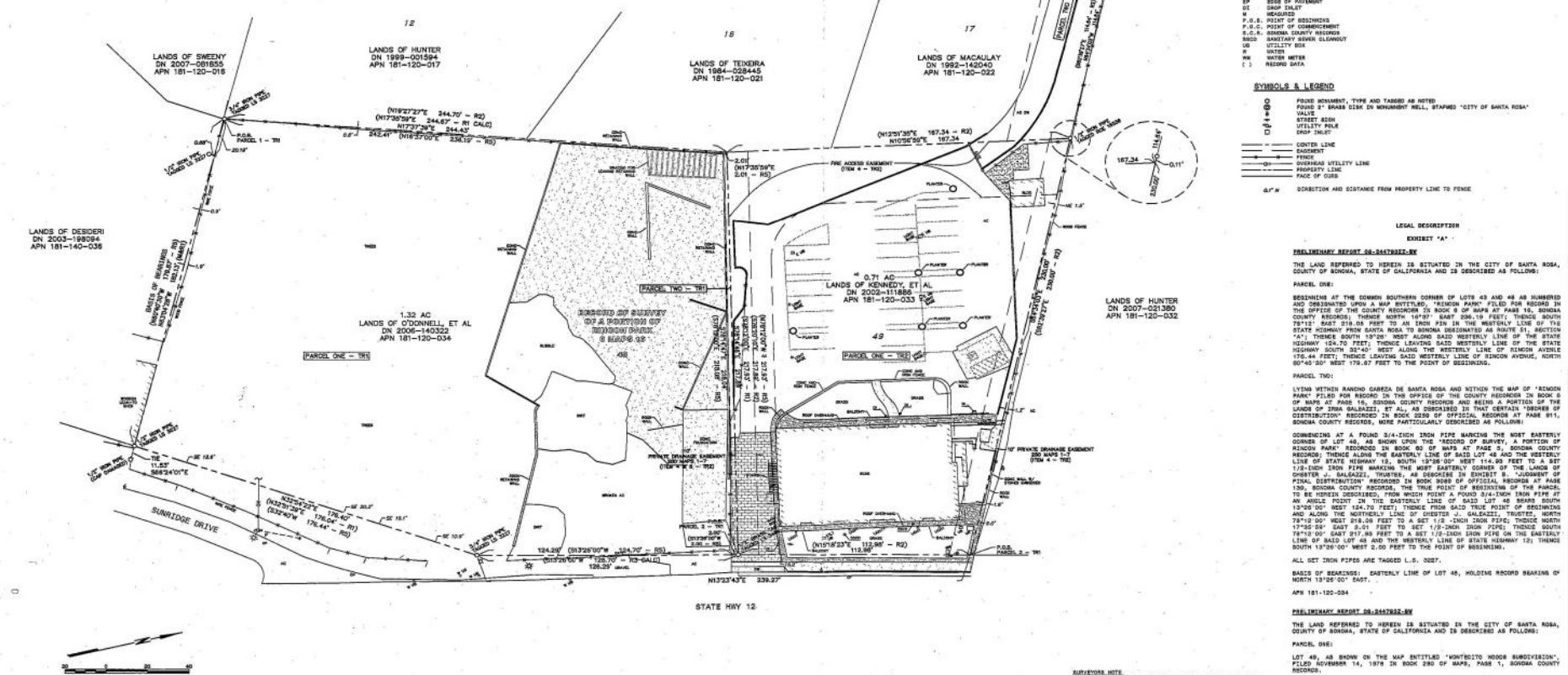
SURVEY MAP

SURVEYOR'S CERTIFICATE
 TO THE CAPITAL GROUP AND CHICAGO TITLE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS IN 2004, AND INCLUDES ITEMS 8, 9, 4, 7, 10, 11, 8, 6, 5, 4, 11(A), OF TABLE A THEREOF, PUBLISHED BY THE ASSOCIATION OF PROFESSIONAL SURVEYORS IN 2004, AND IN EFFECT ON THE DATE OF THIS CERTIFICATE. UNDETERMINED FURTHER CERTIFICATES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

PRELIMINARY
 FOR STUDY PURPOSES ONLY
 DATE: 09/23/2008
 F.S. NO. 1070
 F.S. NO. 1070

- REFERENCE DATA**
- RECORD OF SURVEY LYING WITHIN THE RANCHO GARCIA DE SANTA ROSA 280 MAPS 6
 - MAP OF MONTECITO WOODS SUBDIVISION 280 MAPS 1-7
 - DEED TO PATRICK J. O'DONNELL AND ANGELA ROSE, DN 2007-021380, S.C.S.
 - DEED TO THOMAS KENNEDY AND ROSEMARY KENNEDY, TRUSTEES, DN 2008-11888, S.C.S.
 - LEGAL DESCRIPTION RESULTING IN EXHIBIT 'A' OF THAT PRELIMINARY REPORT BY CHICAGO TITLE COMPANY, DATED JULY 8, 2008, ORDER NO. 08-2447932-05.
 - LEGAL DESCRIPTION RESULTING IN EXHIBIT 'A' OF THAT PRELIMINARY REPORT BY CHICAGO TITLE COMPANY, DATED JULY 8, 2008, ORDER NO. 08-2447932-06.
 - PRELIMINARY REPORT BY CHICAGO TITLE COMPANY, DATED JULY 8, 2008, ORDER NO. 08-2447932-05.
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- GENERAL NOTES**
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL "10".
 - RECORD TITLE ENCUMBRANCES ARE BASED ON A "MINUTE REPORT" BY CHICAGO TITLE COMPANY, 50 SOUTH E STREET, SANTA ROSA, CALIFORNIA 95404. ORDER NO. 08-2447932-05 AND 08-2447932-06 DATED JULY 8, 2008. THE SURVEYOR ASSUMES NO LIABILITY FOR TITLE ENCUMBRANCES.
 - THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERED TO IS PER SHARE AND IS VESTED IN THOMAS KENNEDY AND ROSEMARY KENNEDY, TRUSTEES OF THE KENNEDY FAMILY TRUST, AS DESCRIBED IN PRELIMINARY TITLE REPORT 08-2447932-06 AND PATRICK J. O'DONNELL AND ANGELA ROSE, HUSBAND AND WIFE, AS DESCRIBED IN PRELIMINARY TITLE REPORT 08-2447932-05.
 - THIS SURVEY WAS PERFORMED AT THE REQUEST OF WED CAPITAL GROUP.
 - THE STREET ADDRESS OF THE SUBJECT PROPERTY IS 2666 STATE HIGHWAY 12 AND 3001 SOMMA VIGNAY, SANTA ROSA, CALIFORNIA.
 - THE SUBJECT PROPERTY IS COMPRISED OF BORDA COUNTY ASSessor'S PARCELS 181-120-033 & 181-120-034.
 - FEED MAPS REVEAL THAT THE AREA IS NOT SUBJECT TO DRAINAGE. THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "URBANI", DESIGNATED AS "AREAS OF REMOVAL, FLOODING" AND THAT, AS SUCH, FEMA HAS ELUCTED NOT TO PRINT THE PANEL.
 - THE SUBJECT PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT (PD 0441).
 - FIELD SURVEY DATE: AUGUST 19, 2008 AND AUGUST 20, 2008.
 - BACKS OF BEARINGS: BETWEEN POINTS SHOWN ALONG THE SOUTHERLY BOUNDARY OF THE LANDS OF GALEZZI AS SHOWN ON THAT "RECORD OF SURVEY LYING WITHIN THE RANCHO GARCIA DE SANTA ROSA" FILED IN BOOK 280 OF MAPS, PAGE 6, BORDA COUNTY RECORDS.
 - CERTIFICATION OF THIS SURVEY IS MADE SUBJECT TO PROVISIONS OF SECTION 81007 OF THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.



- ABBREVIATIONS**
- APN ASSessor'S PARCEL NUMBER
 - COND CONCRETE
 - DN DEED
 - DR DRIVING
 - DP DEED OF PART
 - DT DROP INLET
 - M MEASURED
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - S.C.S. BORDA COUNTY RECORDS
 - SSD SANTA ROSA CLEMENCY
 - UTILITY BOX
 - W WATER
 - WM WATER METER
 - () RECORD DATA

- SYMBOLS & LEGEND**
- FOUND BENCHMARK, TYPE AND TAGGED AS NOTED
 - FOUND BENCH CIRC IN MONUMENT WELL, TAGGED "CITY OF SANTA ROSA"
 - ▽ VALVE
 - △ UTILITY POLE
 - UTILITY POLE
 - DROP INLET
 - CENTER LINE
 - FENCE
 - BOUNDARY VELOCITY LINE
 - PROPERTY LINE
 - FACE OF CURB
- 81°N DIRECTION AND DISTANCE FROM PROPERTY LINE TO FENCE

LEGAL DESCRIPTION
 EXHIBIT 'A'

PRELIMINARY REPORT 08-2447932-05
 THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF SANTA ROSA, COUNTY OF BORDA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
 PARCEL ONE:
 BEGINNING AT THE COMMON SOUTHERN CORNER OF LOTS 43 AND 48 AS SHOWN AND DESIGNATED UPON A MAP ENTITLED, "REMONO PARK" FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 8 OF MAPS AT PAGE 16, BORDA COUNTY RECORDS; THENCE NORTH 16°30' EAST 206.19 FEET; THENCE SOUTH 78°12' EAST 218.08 FEET TO AN IRON PIN IN THE NORTHERLY LINE OF THE STATE HIGHWAY FROM SANTA ROSA TO BORDA DESIGNATED AS ROUTE 51, SECTION "A"; THENCE SOUTH 12°00' WEST ALONG SAID WESTERLY LINE OF THE STATE HIGHWAY 124.70 FEET; THENCE LEAVING SAID WESTERLY LINE OF THE STATE HIGHWAY SOUTH 32°40' WEST ALONG THE WESTERLY LINE OF REMONO AVENUE 175.44 FEET; THENCE LEAVING SAID WESTERLY LINE OF BORDA AVENUE, NORTH 60°40' WEST 174.87 FEET TO THE POINT OF BEGINNING.

PRELIMINARY REPORT 08-2447932-06
 THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF SANTA ROSA, COUNTY OF BORDA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
 PARCEL ONE:
 LOT 49, AS SHOWN ON THE MAP ENTITLED, "MONTECITO WOODS SUBDIVISION", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 8 OF MAPS AT PAGE 16, BORDA COUNTY RECORDS AND BEING A PORTION OF THE LANDS OF BORDA BARRIOS, ET AL, AS DESCRIBED IN THAT CERTAIN "ORDER OF FINAL DISTRIBUTION" RECORDED IN BOOK 280 OF OFFICIAL RECORDS AT PAGE 120, BORDA COUNTY RECORDS, WHERE THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED, FROM WHICH POINT A POINT 3/4-INCH IRON PIPE AT AN ANGLE POINT ON THE SOUTHERLY LINE OF SAID LOT 49 BEARS SOUTH 13°30'00" WEST 124.70 FEET; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE NORTHERLY LINE OF SAID LOT 49 BEARS NORTH 78°12'00" WEST 218.08 FEET TO A SET 1/2-INCH IRON PIPE; THENCE NORTH 17°00'00" EAST 247.50 FEET TO SET 1/2-INCH IRON PIPE; THENCE SOUTH 78°12'00" EAST 217.88 FEET TO A SET 1/2-INCH IRON PIPE ON THE EASTERLY LINE OF SAID LOT 49 AND THE WESTERLY LINE OF STATE HIGHWAY 12; THENCE SOUTH 13°28'00" WEST 2.00 FEET TO THE POINT OF BEGINNING.

ALL SET IRON PIPES ARE TAGGED L.S. 3027.

BACKS OF BEARINGS, EASTERLY LINE OF LOT 48, HOLDING RECORD BEARINGS OF NORTH 13°28'00" EAST.

APN 181-120-034

PRELIMINARY REPORT 08-2447932-05
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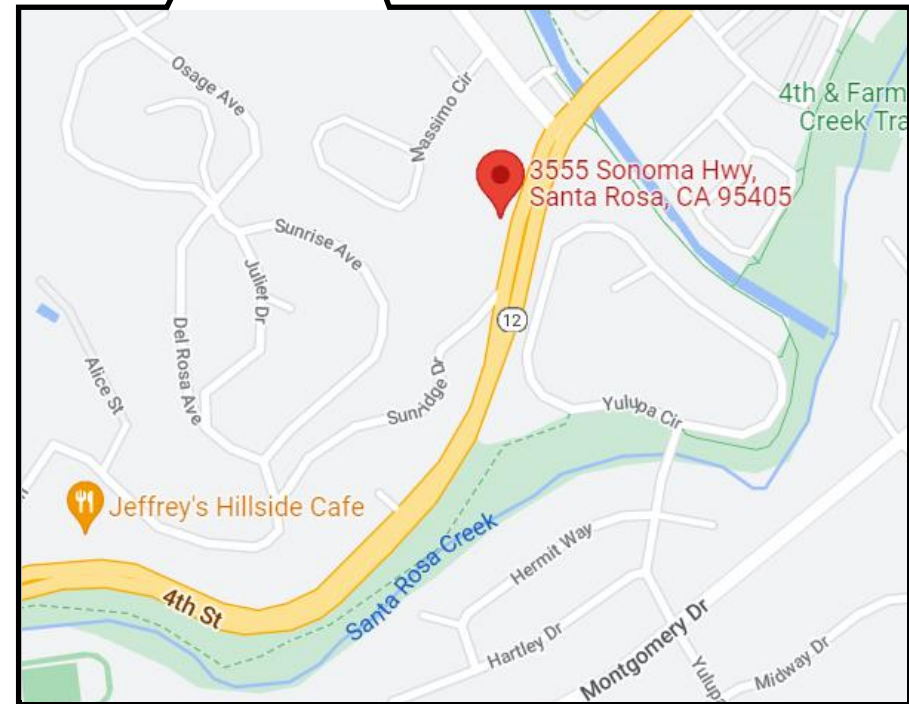
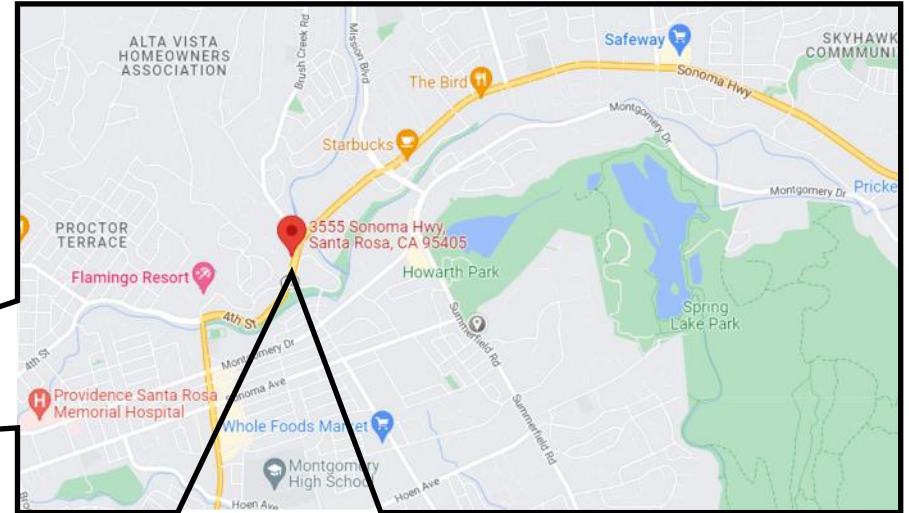
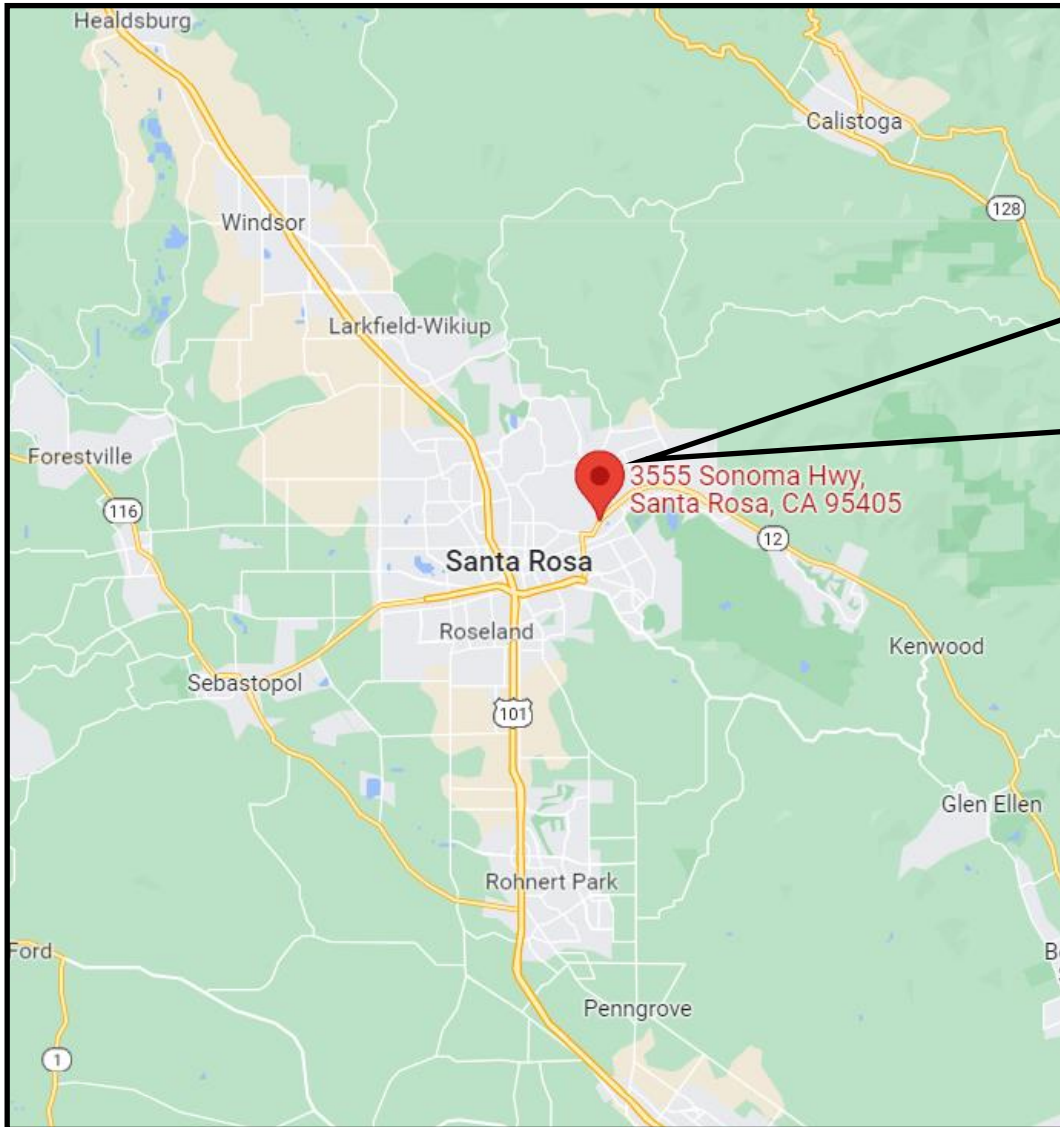
APN 181-120-034

CARLENZOLI ASSOCIATES
 A PROFESSIONAL CORPORATION
 Civil Engineers - Land Surveyors - Planners
 1000 CALIFORNIA AVENUE, SUITE 200, SANTA ROSA, CALIFORNIA 95404
 TEL: 707/539-1200 FAX: 707/539-1201
 PRELIMINARY FOR STUDY PURPOSES ONLY
 DATE: 09/23/2008
 SHEET 1 OF 1

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CITY & STREET LOCATION MAP



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BROKER



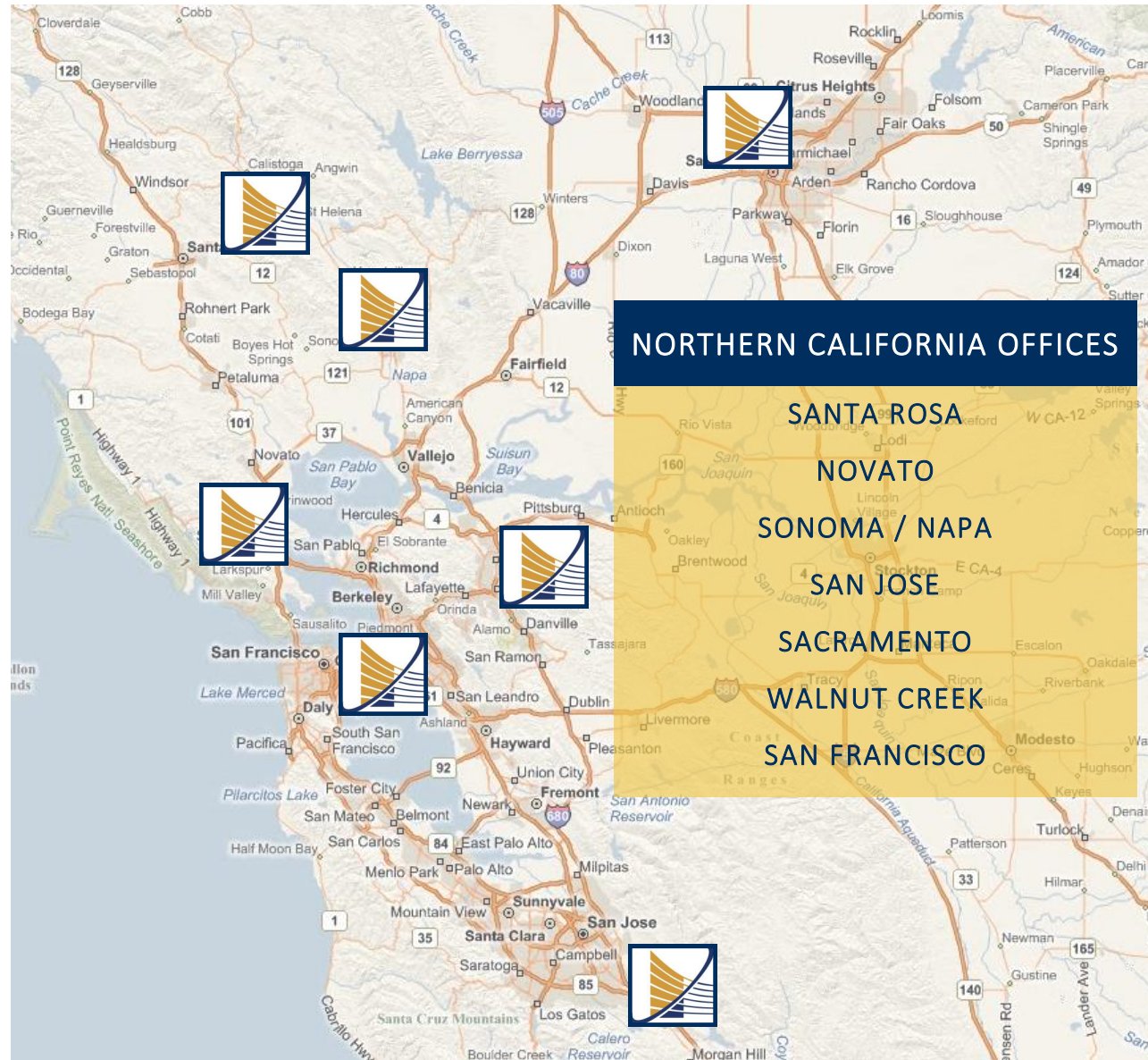
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North Bay Property Advisors

Santa Rosa Office

2777 Cleveland Ave. Suite 110

Santa Rosa, CA 95403

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