



EXCEPTIONAL DUAL-USE PROPERTY

567 San Geronimo Valley Drive, San Geronimo, CA 94963

Offered at \$895,000

A four-bedroom, two-bath single-family home—or a profitable duplex? This exceptional property offers the best of both worlds. Situated on a large, level lot in San Geronimo, the residence currently functions beautifully as a spacious single-family home. Previously occupied by one family, the dividing wall between the two units has been removed, creating a seamless living environment. The wall can easily be reinstalled to restore the property to two separate units, each with its own expansive, level yard. Each 2-bedroom, 1-bath unit features wood flooring, an updated kitchen and bathroom, air conditioning, and a private garage. Alternatively, enjoy the home as a generous single-family residence with an oversized yard—ideal for outdoor living, entertaining, or future possibilities. Located in the heart of West Marin, this home is surrounded by open space preserves and offers immediate access to hiking trails, road and mountain biking, and horseback riding. A rare opportunity to enjoy flexibility, space, and an unparalleled natural setting just outside your door.



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