

PRIME MARIN COUNTY DEVELOPMENT OPPORTUNITY



1723 Novato Blvd, Novato CA 94947

Offered at \$1,595,000

Vintage Residence with Significant Upside Value & Development Potentials

A rare opportunity in one of Novato's most central town locations! — this beautifully maintained vintage 3-bedroom residence sits on a private, level ½+/- acre lot, just minutes from Downtown Novato's shops, restaurants, and recreational amenities. The property carries significant development potential of 10+/- units per City feasibility report, available upon request.

The Home: Full of character — soaring ceilings, hardwood floors, and many original features and upgrades. An oversized basement of approximately 1,400 +/- additional sq. ft. offers an amazing bonus space, ideal as a workshop, studio, storage, or future expansion project. Outside, enjoy a mature orchard and an auxiliary storage structure, all served by public utilities and water — plus a preexisting well that may be reconnectable, subject to City verification.

The Opportunity: Zoned R10 Multi-Family, allowing 10–20 units per acre with current feasibility supporting 10+/- units, per existing density and land use review and City documentation (available upon request). Commercial use may also be possible with City approval of a rezone, which appears viable.

Land Use: Existing Zoning and General Plan standards allow for an extensive list of additional land uses which may include...home occupations, live-work, senior or child residential care, school or religious use, multi-family, B&B, and much more per included use tables.

Additional information: Whether you're an owner-user looking to live in the existing home while exploring additional development, a multigenerational family seeking space and flexibility, or an investor/developer eyeing significant upside — this property delivers rare opportunity in a premier location. A full amenity and disclosure package is available upon request—showings by appointment only due to existing tenancy.



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