From: David Chen
To: Bisla, Sachnoor
Cc: _CityCouncilListPublic; _PLANCOM - Planning Commission; Skyhawk United
Subject: [EXTERNAL] Appellant updated slideshow and additional material for the record
Date: Monday, March 23, 2026 9:26:11 AM
Attachments: Appellant presentation - Erin+Weixiang+Shaun comments.pdf
Appellant Package Num 2.pdf

Good morning Noor,

Here are three documents: (1) appellant's updated slideshow and (2) supporting package 2 and (3) video of smoking at Pura Vida's facility at 1506 Ronne Drive.

[redacted]

Regards,

David Chen
Skyhawk United | BetterSantaRosa.org

Appeal of Minor Conditional Use Permit: 5761 Mountain Hawk Dr.

Package #2



Gmail **David Chen <dchenx@gmail.com>**

Re: Pura Vida Recovery Services / 5761 Mountain Hawk Drive, Santa Rosa, CA Appeal Hearing Scheduled for March 24, 2026, Agenda Item No. 16.1

1 message

DJ Phimister <phimisterdj@gmail.com> Sat, Mar 21, 2026 at 4:38 PM
To: citycouncil@srcity.org, planningcommission@srcity.org
Cc: Skyhawk United <skyhawk.united@gmail.com>, Tracy Gu <tracygugp@gmail.com>, Andrew Maynard <maynard38@gmail.com>, Ann Brown <annbrown9@gmail.com>, David Chen <dchenx@gmail.com>, Erin Morris <erin.morris1@gmail.com>, Kathie Ramazzotti <rdskr10@gmail.com>, Kelsey Maynard <kels.maynard2@gmail.com>, Kelsey Maynard <kels.cox@gmail.com>, Phimister DJ <phimisterdj@gmail.com>, Richard Golub <richardgolub@gmail.com>, Richard Pollock <richard.a.pollock@gmail.com>, Rogerio Pereira <rogerio.pereira@mac.com>, Sarah Rochford <sarahrochford3@gmail.com>, weixiang shi <weixiangshi2015@gmail.com>, "Lisa Pheatt (Attorney)" <Lisa.Pheatt@gmail.com>

Dear Council Members,

I have just completed reading the Staff Report regarding the Pura Vida facility expansion for the 3/24/26 Council Meeting. I noticed a few items worth mentioning beyond my earlier correspondence.

Increased beds available.

Almost every letter in support of the facility applauds it because of the need to increase the number of beds available for recovery *city wide*. The expansion of this facility *will not* do that. The owner has already stated he plans to shutter his other facilities and move the clients into this one location. The people writing those letters have been misinformed or they misunderstood what the increased beds at this facility will do. It will only increase the income of the owner, it will not increase the number of beds available to the City.

Smoking area.

The City has basically taken the position that the facility should be approved and the issues with smoking can be worked out later. I took a look at the map of the facility and surrounding area, and from what I can tell, the only place they will legally be able to go to smoke is in the middle of the parking lot. The facility is surrounded on three sides by either City park land or eating establishments. Both require 25' distance for smokers. Based on this, the ONLY location legally available is the parking lot. Allowing people to just freely walk around in the parking lot while smoking would create a pedestrian hazard for all of the traffic going through the lot. The most practical resolution would be to dedicate two parking spaces as a smoking area, and fence it with high visibility fencing for the safety of those using the area. I believe it would take at least two spaces; even with only 50% of the clients, plus staff, we would be dealing with 12-18 people and one space would just not be functional. I am sure that Pura Vida, as well as the other tenants will be reluctant to give up two parking spaces for this purpose, but there really isn't anywhere else to go. Which is why I would request that, if this project is allowed to move forward, that a building permit shall not be issued until this issue has been resolved to the satisfaction of all involved. Perhaps they can create a "smoking garden/pavilion" that could be used by patrons of the other establishments to make it more feasible. To take the attitude of "we'll work it out later" when there is no easy resolution is irresponsible. I've attached drawings of available areas based on my estimated measurements, but I would encourage the City to check my findings. And, again, the solution should be worked out before construction can begin.

Housing trade-off.

Based on the drawings submitted with the proposal, the seven apartments will be condensed into three by adding interior doors or removing some interior walls. One of these apartments would be used as an office and the other two would ultimately house the 24 clients. As I proposed in my previous correspondence, this would violate the density issue. Since each apartment has it's own address, there would essentially be three facilities within feet of each other. The only legal way for this to work is for all seven apartments to be combined into one address, ultimately resulting in the loss of seven rental apartments in the City. Net gain in treatment beds 0. Net loss of apartments, 7. The owner has basically offered the proposition that housing is housing, his clientele are no different than renters, renting the apartments. He is wrong with this comparison, at best they could be compared to a motel. Renters live, play and contribute to the community around them on a long-term basis. There is no such commitment from people staying in a motel.

NIMBY.

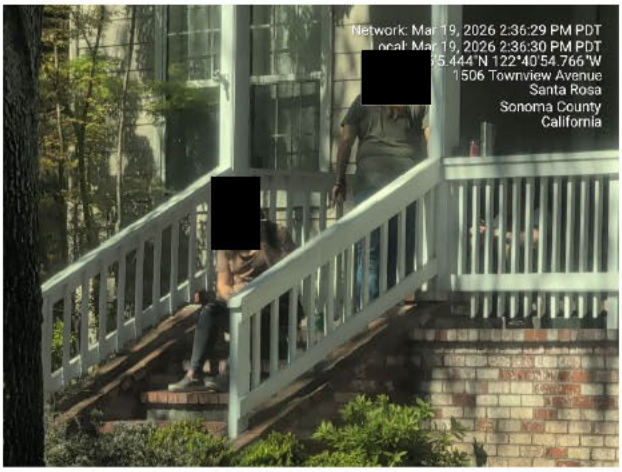
I said it previously, but it bears repeating, this is not an issue of not wanting the facility in my back yard. I support rehab facilities when located and run properly. For this facility to be located where it is currently proposed, the City will have to bend the rules and rationalize the objections. This is just not the right spot. In addition, you will allow the quadrupling of the number of clients with no genuine review of what that means in real life. The owner has never owned a facility housing 24 clients on one premises before, and certainly not in this type of location. Everyone seems to be willing to take the owner at his word that everything will be fine despite there being no evidence to support that contention. For those who call opposition a NIMBY response, I would respond with my viewpoint – this is a financial experiment/investment by the owner to increase his net income. He is not doing it for the benefit of the neighborhood, the local community or the shopping center. Even if one were to assume his intentions for assisting recovering addicts is genuine, businesses in this shopping center are supposed to, by code, primarily be for the needs of the local community. This business, and it is a business, does not meet that criteria and should not be allowed. As the City Council you have the authority, and in my opinion, the responsibility to deny the expansion of this facility.

Best Regards,

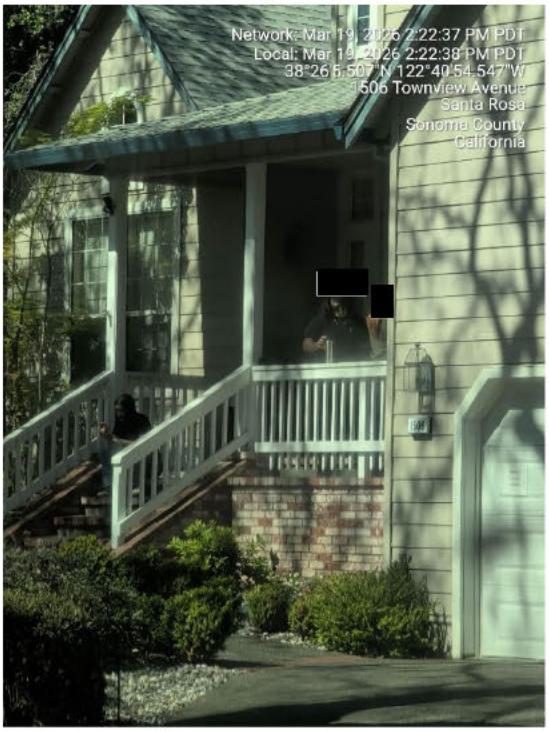
DJ Phimister

Smoking area map Pura Vida.pdf
128K

Smoking at 1506 Ronne Drive Facility









Gmail **David Chen <dchenx@gmail.com>**

Puravida

lfnotmewho26@proton.me <lfnotmewho26@proton.me> Tue, Feb 3, 2026 at 6:34 PM
To: dchen@wrealestate.net

Some information that could help.

Check out the other 6 bed residential facility they have 1506 Rone dr. The house next door has been on and off the market for a couple of years. Lowering the asking price to try to find a buyer that that is willing to live next door to a rehabilitation facility. 10+ loud people smoking on front porch multiple times a day. (lowering property values)
The neighbors on Townview are very unhappy about the noise and the amount of parking the staff take up.
How the Rone (AKA Townview) house work. PuraVida is licensed for 6 clients to sleep there. The six clients that Piravida is licensed for at Mountain Hawk are bussed to Townview for programming and brought back to Mountainhawk to sleep. Plus they use the detox house on Montecito's empty beds for the residential rehab (Townview). Bussing them from the detox to Townview for the day of programming. Using a facility licensed for six clients for 12+ clients programming.

Parking at Mountain Hawk is not managed at all. There are employees from Massage Envy parking in the lot, which is forbidden by the leases. The residential apartments are only supposed to park in and or in front of they're garage's. Residential tenants are forbidden to use the parking lot. One of the tenants has a large commercial truck that is parked in front of a garage, but it blocks one of the parking spaces for the businesses. So the tenant parks a car in the blocked space. As well as parks the commercial truck under the apartments window in front of one of the businesses. Along with another residential tenant. Violates the businesses lease agreements. Puravida staff park in the parking lot as well.
This behavior is ignored by building management.

Puravida has multiple sober living homes in Santa Rosa. These houses have 10-15 men and or woman living in them. Most tenants have cars and park them in the neighborhood. Upsetting the homeowner in the vicinity of the SLE (sober living environment). I can only guess the SLE does not help the property values in the neighborhood.

Puravida also owns another comical building that is used as offices as well as where they have an out patient drug and alcohol addiction treatment center. They also host AA meetings in the facility. Where people smoke and talk in the parking lot.

Please use this information for your own research on Puravida. Please do not use my letter in the hearing. I am giving you places to look so you can present Puravida's management practice.

Thank you and good luck.

Sent from Proton Mail for iOS.

Gmail **Skyhawk United <skyhawk.united@gmail.com>**

To whom it may concern:

1 message

Nancy Hartley <nhartley707@gmail.com> Thu, Mar 19, 2026 at 5:37 PM
To: skyhawk.united@gmail.com

I am a homeowner and resident of northwest Santa Rosa. I received a flyer on my front porch that requests my observation of a dwelling located at 1506 Ronne Drive, Santa Rosa. I have no first-hand knowledge of of what is taking place there. It is too far away.
I can tell the sender is concerned about the growth of this facility and by the shared information, I think he has a legitimate argument against the growth of Pura Vida Recovery Services in a family neighborhood setting. It definitely would effect parking and traffic and would include a mix of people with mental health and medical health problems. I believe this is not compatible with a neighborhood of growing families. Facilities such as this are best placed in areas closer to hospital settings with appropriately trained staffing in addiction recovery. It also should have 24 hour a day Security on the premises. For the wellness of the future residents and the existing neighborhood families, please do not mix them together and expect a good result.

I request to remain anonymous in my observation. Thank you for your review.

Gmail **Skyhawk United <skyhawk.united@gmail.com>**

Pura Vida Expansion

Kat Montgomery <katmo8576@gmail.com> Fri, Mar 20, 2026 at 6:50 AM
To: "skyhawk.united@gmail.com" <skyhawk.united@gmail.com>
Cc: Kat Montgomery <katmo8576@gmail.com>

Hi David,

We have a pura vida house at the end of our block, Royal Gorge St., 1-ish miles away from skyhawk.

I stay in touch with the person in charge which changes frequently, currently ben@puravidasle.com

Our sweet little street ends with this home of recovering persons. The cars are a hazard as they drive fast down our short street. People change constantly. Parking is only on one side of our street so the number of cars is really a problem and has caused accidents. I live farther away from the house so i'm not aware what the noise factor is. I hope you left a flyer at every house so those closer can give you more input.

We love Skyhawk, before retiring we sold several homes there. I would fight the expansion if i were you.

Best,
Kat

Gmail **David Chen <dchenx@gmail.com>**

Puravida

lfnotmewho26@proton.me <lfnotmewho26@proton.me> Thu, Mar 5, 2026 at 3:52 PM
To: David Chen <dchenx@gmail.com>

I have no reason to go to Townview. If you don't have people doing investigations for you. It might be a good idea to put a fund together to hire one.
Talk to the realtor who is selling the house next door to townview.
Talk to the occupants of the homes around all of their facilities.
Best time to get pictures of smoking at Townview is around noon or after 5
The staff parking at Townview is at it's hight around 2:30. Staff parks on both sides of the street all the way up to a fire hydrant.
I know the people in the office of Edward Jones are upset about the parking situation. They have 3 residents parking in front of their office. Plus the massage envy staff parks in the Costomer parking lot. The parking lot is for customers only. Businesses can pay to have space for their employees, Edward Jones does pay for two spots, massage envy does not. Each unit upstairs is given 2 parking spots 1 Inside their garage and 1 in front period. Putavita is allowing their tenants to park where ever they want. The huge commercial electrician truck parks taking up 2, 1 tenant and blocking Costomer spaces when in front of its garage. Or it is parked in front of Edward Jones office and the driver of the truck parks his black car in the space blocked by the truck. These are clear examples of Puravidas inability to manage the building with only a 6 bed max capacity.
The business tenants above Homeslice are not happy about the smoke that drifts over from 203 where the smoking area is. You can see it from the path while the trees are empty. Some times the clients will set up chairs to tan ion the deck area between buildings.
Sending someone to talk to all the people I mentioned above and trying to get some of them to come testify for you will go a long way.

Good luck

Sent from Proton Mail for iOS.

-------- Original Message --------
[Quoted te t hidden]

Residential Agent One-Page

1508 Ronne Dr, Santa Rosa, CA 95404-5705 **Active** **$1,095,000**



Additional Pics Virtual Media

MLS #:	326000171	**DOM/CDOM:**	79/360	**Original Price:**	$1,095,000
Beds:	4*	**On-Market:**	01/02/26	**Closed Price:**	
Baths:	3(3/0)	**Closed:**		**Price/SqFt:**	$390.65
SqFt:	2803*	**Map Link:**	Map Link	**Senior:**	No
Lot Size:	0.1634 ac	**APN:**	014-601-020-000	**Association:**	$0
Subtype:	Single Family Residence Detached			**Year Built:**	1990
Cross Street:	Townview Lane				

Public Remarks

Entertainer's Dream in Private Bennett Valley Setting! Welcome to this expansive home -From the moment you arrive, a two-story entry and sweeping staircase set the tone. Vaulted ceilings soar above a sunken living room anchored by a fireplace,and the adjacent dining area comfortably seats 10, with a great open floor plan. At the heart of the home, the updated kitchen shines. A garden window fills the space with natural light, and new appliances including an induction cooktop and stainless refrigerator. A breakfast nook offers wraparound views of the hills. The open-concept layout flows seamlessly into a cozy den, complete with a wet bar and built-in refrigerator to support entertaining. French doors lead to a generous Trex deck featuring built-in seating, a pergola, and a propane fire tableideal for entertaining. On the first floor, a guest bedroom and full bathroom provide an ideal guest suite. A conveniently placed laundry room adds everyday ease. A 3-car garage offers built-in cabinetry, a workbench, and overhead storage. Retreat upstairs to the primary suite, where vaulted ceilings, a jetted tub, oversized shower, and walk-in closet. Two additional large bedrooms share a double-sink bathroom with shower over tub. This stunning 4 bedroom home is spacious and comfortable!

Private Remarks

Please call or text KC Garrett at 707-477-6858 or Kristyn Byrne at 707-694-3139 to make an appointment. Please give owners 1-2 hour notice before showing. Supra lockbox on hosebib. Pre-escrow opened with Deana Majcherek @ First American. Disclosure IO: http://app.disclosures.io/link/1508-Ronne-Drive-ocex06we. Seller/Co-Listing Agent Kristyn Byrne is a CA licensed real estate broker.

Showing Instructions

Directions: Near Bennett Valley Road - Farmers Lane to Hoen, right on Townview and then Right on Ronne Drive.
Cross Street: Townview Lane
Occupant Type: Owner
Primary Contact: Kristyn Byrne (707) 694-3139 Agent
Lockbox Located: Lockbox on water spigot to left of front door.
Show Instructions: Call 1st Lockbox, Supra iBox, Text Showing Contact
Show Comments:

Listing Agent & Office Information

Agent: KC Garrett(ID:B322611), Phone:707-477-6858, Agent Lic.#:01431179, kc@kcgarrettproperties.com
Office: Vanguard Properties(ID:7E2214), Phone:707-987-6393, Office Lic.#:01486075

Property Features

Prop Condition: Updated/Remodeled
Roof Features: Composition
Window Feat.: Dual Pane Full
Construction: Wood, Wood Siding
Cooling: Ceiling Fan(s), Central
Heating: Central, Fireplace(s)
Fireplace(s): 2 Family Room,Gas Starter,Living Room,Wood Burning
Laundry Feat.: Cabinets, Dryer Included, Electric, Inside Room, Sink, Washer Included
Dining Room: Formal Area
Bathroom Feat.: Double Sinks, Tub w/Shower Over
Upper Level: Bedroom(s), Full Bath(s), Primary Bedroom
Patio & Porch: Uncovered Deck
Kitchen Feat.: Island, Quartz Counter
Sewer: Public Sewer
Water Source: Public

Pool: No
Stories: 2
Garage Spaces: 3
Total Parking: 6
Parking Feats: Attached, Garage Door Opener, Side-by-Side
Security Feats: Carbon Mon Detector, Double Strapped Water Heater, Fire Extinguisher, Smoke Detector
Pool(s): No
Appliances: Compactor, Dishwasher, Disposal, Double Oven, Electric Cook Top, Free Standing Refrigerator, Gas Water Heater, Microwave
Primary Bath: Double Sinks, Jetted Tub, Multiple Shower Heads, Shower Stall(s), Tile, Walk-In Closet
Main Level: Bedroom(s), Dining Room, Family Room, Full Bath(s), Garage, Kitchen, Living Room, Street Entrance
Kitchen Feats: Island, Quartz Counter
Lot Features: Auto Sprinkler F&R, Landscape Back, Landscape Front, Private
Exterior: Fire Pit
Utilities: Cable Available, Electric, Internet Available, Public
Other Struct: Shed(s)
Views: Hills

Presented by: David Chen CA DRE License #01998167, 707-360-8565
W Real Estate CA DRE License #01795950, 707-591-0570

* Denotes information autofilled from tax records

Featured properties may not be listed by the office/agent presenting this brochure. Information has not been verified, is not guaranteed, all representations are approximate and may include material that has been generated by artificial intelligence. Individual verification is recommended. Copyright © 2026, Bay Area Real Estate Information Services, Inc. Copyright © 2026, Rapattoni Corporation. All rights reserved. U.S. Patent 6,910,045

Residential Agent One-Page

1508 Ronne Dr, Santa Rosa, CA 95404-5705 **Expired** **$1,095,000**



Additional Pics Virtual Media

MLS #:	325087603	**DOM/CDOM:**	91/281	**Original Price:**	$1,095,000
Beds:	4*	**On-Market:**	10/01/25	**Closed Price:**	
Baths:	3(3/0)	**Closed:**		**Price/SqFt:**	$390.65
SqFt:	2803*	**Map Link:**	Map Link	**Senior:**	No
Lot Size:	0.1634 ac	**APN:**	014-601-020-000	**Association:**	$0
Subtype:	Single Family Residence Detached			**Year Built:**	1990
Cross Street:	Townview Lane				

Public Remarks

Entertainer's Dream in Private Bennett Valley Setting! Welcome to this expansive home -From the moment you arrive, a two-story entry and sweeping staircase set the tone. Vaulted ceilings soar above a sunken living room anchored by a fireplace,and the adjacent dining area comfortably seats 10, with a great open floor plan. At the heart of the home, the updated kitchen shines. A garden window fills the space with natural light, and new appliances including an induction cooktop and stainless refrigerator. A breakfast nook offers wraparound views of the hills. The open-concept layout flows seamlessly into a cozy den, complete with a wet bar and built-in refrigerator to support entertaining. French doors lead to a generous Trex deck featuring built-in seating, a pergola, and a propane fire tableideal for entertaining. On the first floor, a guest bedroom and full bathroom provide an ideal guest suite. A conveniently placed laundry room adds everyday ease. A 3-car garage offers built-in cabinetry, a workbench, and overhead storage. Retreat upstairs to the primary suite, where vaulted ceilings, a jetted tub, oversized shower, and walk-in closet. Two additional large bedrooms share a double-sink bathroom with shower over tub. This stunning 4 bedroom home is spacious and comfortable!

Private Remarks

Please call or text KC Garrett at 707-477-6858 or Kristyn Byrne at 707-694-3139 to make an appointment. Please give owners 1-2 hour notice before showing. Supra lockbox on hosebib. Pre-escrow opened with Deana Majcherek @ First American. Disclosure IO: http://app.disclosures.io/link/1508-Ronne-Drive-ocex06we. Seller/Co-Listing Agent Kristyn Byrne is a CA licensed real estate broker.

Listing Agent & Office Information

Agent: KC Garrett(ID:B322611), Phone:707-477-6858, Agent Lic.#:01431179, kc@kcgarrettproperties.com
Office: Vanguard Properties(ID:7E2214), Phone:707-987-6393, Office Lic.#:01486075
Co-Agent: Kristyn C Byrne(ID:B415972), Phone:707-385-1181, Agent Lic.#:02204685, kristyn@knowblgroup.com
Co-Office: Kristyn C. Byrne, Broker(ID:7B2819), Phone:707-385-1181, Office Lic.#:02204685

Property Features

Prop Condition: Updated/Remodeled
Roof Features: Composition
Window Feat.: Dual Pane Full
Construction: Wood, Wood Siding
Cooling: Ceiling Fan(s), Central
Heating: Central, Fireplace(s)
Fireplace(s): 2 Family Room,Gas Starter,Living Room,Wood Burning
Laundry Feat.: Cabinets, Dryer Included, Electric, Inside Room, Sink, Washer Included
Dining Room: Formal Area
Bathroom Feat.: Double Sinks, Tub w/Shower Over
Upper Level: Bedroom(s), Full Bath(s), Primary Bedroom
Patio & Porch: Uncovered Deck
Kitchen Feat.: Island, Quartz Counter
Sewer: Public Sewer
Water Source: Public

Pool: No **Stories:** 2
Garage Spaces: 3 **Total Parking:** 6
Parking Feats: Attached, Garage Door Opener, Side-by-Side
Security Feats: Carbon Mon Detector, Double Strapped Water Heater, Fire Extinguisher, Smoke Detector
Pool(s): No
Appliances: Compactor, Dishwasher, Disposal, Double Oven, Electric Cook Top, Free Standing Refrigerator, Gas Water Heater, Microwave
Primary Bath: Double Sinks, Jetted Tub, Multiple Shower Heads, Shower Stall(s), Tile, Walk-In Closet
Main Level: Bedroom(s), Dining Room, Family Room, Full Bath(s), Garage, Kitchen, Living Room, Street Entrance
Kitchen Feats: Island, Quartz Counter
Lot Features: Auto Sprinkler F&R, Landscape Back, Landscape Front, Private
Exterior: Fire Pit
Utilities: Cable Available, Electric, Internet Available, Public
Other Struct: Shed(s)
Views: Hills

Presented by: David Chen CA DRE License #01998167, 707-360-8565
W Real Estate CA DRE License #01795950, 707-591-0570

* Denotes information autofilled from tax records

Featured properties may not be listed by the office/agent presenting this brochure. Information has not been verified, is not guaranteed, all representations are approximate and may include material that has been generated by artificial intelligence. Individual verification is recommended. Copyright © 2026, Bay Area Real Estate Information Services, Inc. Copyright © 2026, Rapattoni Corporation. All rights reserved. U.S. Patent 6,910,045

Residential Agent One-Page

1508 Ronne Dr, Santa Rosa, CA 95404-5705 **Withdrawn/Canceled** **$1,125,000**



[Additional Pics](#) [Virtual Media](#)

MLS #:	325022579	**DOM/CDOM:**	190/190	**Original Price:**	$1,225,000
Beds:	4*	**On-Market:**	03/17/25	**Closed Price:**	
Baths:	3(3/0)	**Closed:**		**Price/SqFt:**	$401.36
SqFt:	2803*	**Map Link:**	Map Link	**Senior:**	No
Lot Size:	0.1634 ac	**APN:**	014-601-020-000	**Association:**	$0
Subtype:	Single Family Residence Detached			**Year Built:**	1990
Cross Street:	Townview Lane				

Public Remarks

Entertainer's Dream in Private Bennett Valley Setting. This spacious home welcomes you with a dramatic two-story entry and sweeping staircase. Enjoy vaulted ceilings, a sunken living room with fireplace, and a large dining area that fits 10. The updated kitchen features a garden window, new induction cooktop and fridge, and a breakfast nook with wrap-around views. The open-concept layout flows into a cozy den, wet bar with refrigerator for hosting and french doors out to a large Trex deck with built-in seating, pergola, and propane fire table, ideal for entertaining. There is a great a first-floor Guest Bedroom & Full Bathroom - ideal in-law suite, and laundry room with chute add convenience, while the 3-car garage includes built-in cabinets, a workbench area, and overhead storage. Upstairs, the expansive primary suite features vaulted ceilings, a jetted tub, oversized shower, and walk-in closet. Two additional large bedrooms share a big double-sink bathroom with a shower over tub. With brand new A/C, attic and ceiling fans, and smart holiday lighting, this home is move-in ready. Private setting near Montgomery Village, Annadel, Howarth Park, and Hwy 12. Kids can walk or bike to Montgomery High School.

Private Remarks

Please call or text KC Garrett at 707-477-6858 to make an appointment. Supra lockbox on hosebib. Pre-escrow opened with Deana Majcherek @ First American. Disclosure IO: http://app.disclosures.io/link/1508-Ronne-Drive-ocex06we. Seller/Co-Listing Agent Kristyn Byrne is a CA licensed real estate broker.

Listing Agent & Office Information

Agent: KC Garrett(ID:B322611), Phone:707-477-6858, Agent Lic.#:01431179, kc@kcgarrettproperties.com
Office: Vanguard Properties(ID:7E2214), Phone:707-987-6393, Office Lic.#:01486075
Co-Agent: Kristyn C Byrne(ID:B415972), Phone:707-385-1181, Agent Lic.#:02204685, kristyn@knowblgroup.com
Co-Office: Kristyn C. Byrne, Broker(ID:7B2819), Phone:707-385-1181, Office Lic.#:02204685

Property Features

Prop Condition: Updated/Remodeled
Roof Features: Composition
Window Feat.: Dual Pane Full
Construction: Wood, Wood Siding
Cooling: Ceiling Fan(s), Central
Heating: Central, Fireplace(s)
Fireplace(s): 2 Family Room,Gas Starter,Living Room,Wood Burning
Laundry Feat.: Cabinets, Dryer Included, Electric, Inside Room, Sink, Washer Included
Dining Room: Formal Area
Bathroom Feat.: Double Sinks, Tub w/Shower Over
Upper Level: Bedroom(s), Full Bath(s), Primary Bedroom
Patio & Porch: Uncovered Deck
Kitchen Feat.: Island, Quartz Counter
Sewer: Public Sewer
Water Source: Public

Pool: No **Stories:** 2
Garage Spaces: 3 **Total Parking:** 6
Parking Feats: Attached, Garage Door Opener, Side-by-Side
Security Feats: Carbon Mon Detector, Double Strapped Water Heater, Fire Extinguisher, Smoke Detector
Pool(s): No
Appliances: Compactor, Dishwasher, Disposal, Double Oven, Electric Cook Top, Free Standing Refrigerator, Gas Water Heater, Microwave
Primary Bath: Double Sinks, Jetted Tub, Multiple Shower Heads, Shower Stall(s), Tile, Walk-In Closet
Main Level: Bedroom(s), Dining Room, Family Room, Full Bath(s), Garage, Kitchen, Living Room, Street Entrance
Kitchen Feats: Island, Quartz Counter
Lot Features: Auto Sprinkler F&R, Landscape Back, Landscape Front, Private
Exterior: Fire Pit
Utilities: Cable Available, Electric, Internet Available, Public
Other Struct: Shed(s)
Views: Hills

Presented by: David Chen CA DRE License #01998167, 707-360-8565
W Real Estate CA DRE License #01795950, 707-591-0570

* Denotes information autofilled from tax records

Featured properties may not be listed by the office/agent presenting this brochure. Information has not been verified, is not guaranteed, all representations are approximate and may include material that has been generated by artificial intelligence. Individual verification is recommended. Copyright © 2026, Bay Area Real Estate Information Services, Inc. Copyright © 2026, Rapattoni Corporation. All rights reserved. U.S. Patent 6,910,045

Residential Agent One-Page

1508 Ronne Dr, Santa Rosa, CA 95404-5705 **Withdrawn/Canceled** **$1,225,000**



[Additional Pics](#) [Virtual Media](#)

MLS #:	324048933	**DOM/CDOM:**	61/61	**Original Price:**	$1,325,000
Beds:	4*	**On-Market:**	06/21/24	**Closed Price:**	
Baths:	3(3/0)	**Closed:**		**Price/SqFt:**	$437.03
SqFt:	2803*	**Map Link:**	Map Link	**Senior:**	No
Lot Size:	0.1634 ac	**APN:**	014-601-020-000	**Association:**	$0
Subtype:	Single Family Residence Detached			**Year Built:**	1990
Cross Street:	Townview Lane				

Public Remarks

An exceptional and impressive family home that you don't want to miss! One of best features is a Bedroom and Full Bathroom on first floor with side entrance through garage - ideal for in-laws or young adults or income. Formal living room with European tiled fireplace and high ceilings opens to spacious Dining room. Chef's Kitchen is bright & airy with new smooth glass top induction stove on center island, double oven, new stainless refrigerator. Kitchen also has a breakfast nook with gorgeous views of the hills of Sonoma Valley. Family room has stone fireplace, built-in wet bar. French doors open to expansive Trex deck and pergola with built in seating & fire table. Plenty of room to entertain. A laundry room is a part of the guest wing. Oversized 3 car garage. Upstairs Primary bedroom suite is spacious with high ceilings. Ensuite primary Bathroom has private toilet room, dual sink vanity, jetted bathtub, shower and large walk-in closet. Two additional bedrooms upstairs share a spacious bathroom with dual sink vanity and shower. House has newer roof, new A/C and an attic fan. Feels private and elevated while still central to schools, shopping and SR. This is the perfect blend of an entertainer's paradise and family retreat! Don't miss this Bennett Valley beauty!

Private Remarks

Inspections are available on Disclosure IO link, https://app.disclosures.io/link/1508-Ronne-Drive-0rqk3ge6. Easy to show - Please give 1-2 hour notice and text or call agent KC Garrett at 707-477-6858 or owner Kristyn at 707-694-3139 to show.

Listing Agent & Office Information

Agent: KC Garrett(ID:B322611), Phone:707-477-6858, Agent Lic.#:01431179, kc@kcgarrettproperties.com
Office: Vanguard Properties(ID:7E2214), Phone:707-987-6393, Office Lic.#:01486075

Property Features

Prop Condition: Updated/Remodeled
Roof Features: Composition
Window Feat.: Dual Pane Full
Construction: Wood, Wood Siding
Cooling: Ceiling Fan(s), Central
Heating: Central, Fireplace(s)
Fireplace(s): 2 Family Room,Gas Starter,Living Room,Wood Burning
Laundry Feat.: Cabinets, Dryer Included, Electric, Inside Room, Sink, Washer Included
Dining Room: Formal Area
Bathroom Feat.: Double Sinks, Tub w/Shower Over
Upper Level: Bedroom(s), Full Bath(s), Primary Bedroom
Patio & Porch: Uncovered Deck
Kitchen Feat.: Island, Quartz Counter
Sewer: Public Sewer
Water Source: Public
Terms: Buyer Credits Considered

Pool: No **Stories:** 2
Garage Spaces: 3 **Total Parking:** 6
Parking Feats: Attached, Garage Door Opener, Side-by-Side
Security Feats: Carbon Mon Detector, Double Strapped Water Heater, Fire Extinguisher, Smoke Detector
Pool(s): No
Appliances: Compactor, Dishwasher, Disposal, Double Oven, Electric Cook Top, Free Standing Refrigerator, Gas Water Heater, Microwave
Primary Bath: Double Sinks, Jetted Tub, Multiple Shower Heads, Shower Stall(s), Tile, Walk-In Closet
Main Level: Bedroom(s), Dining Room, Family Room, Full Bath(s), Garage, Kitchen, Living Room, Street Entrance
Kitchen Feats: Island, Quartz Counter
Lot Features: Auto Sprinkler F&R, Landscape Back, Landscape Front, Private
Exterior: Fire Pit
Utilities: Cable Available, Electric, Internet Available, Public
Other Struct: Shed(s)
Views: Hills

Presented by: David Chen CA DRE License #01998167, 707-360-8565
W Real Estate CA DRE License #01795950, 707-591-0570

* Denotes information autofilled from tax records

Featured properties may not be listed by the office/agent presenting this brochure. Information has not been verified, is not guaranteed, all representations are approximate and may include material that has been generated by artificial intelligence. Individual verification is recommended. Copyright © 2026, Bay Area Real Estate Information Services, Inc. Copyright © 2026, Rapattoni Corporation. All rights reserved. U.S. Patent 6,910,045