

Private Tantra Temple: Lynch Road, Sebastopol ~~ For Sale

Seeking Short Sale of this well-functioning retreat center on a beautiful country acre!



Single Family home/ Detached
Main house: 2 Bedrooms
1 full bath, 1 half bath
Total Rooms: 6
Sq. Ft.: 2125
Lot: 1 acre, 43560 Sq. Ft.
Garage: 5 car converted into 2 car garage & 2 large rooms, 3/4 bath
Cross St.: Pleasant Hill Rd.
Zoning: Rr2, County at city line
Heat/ AC: Central air and heat.

Estimated Current Value: \$550,000
Purchase Price in 2005: \$746,000
Cost of Remodel 2005: \$215,000
DOM: 20
TBrosMap: 406, B6
APN: 076-050-012
Style: Traditional
Exterior: Redwood Siding
Roofs: Composition, new 2006
Year Built: 1949 /Tax Records

Directions: Pleasant Hill or Hwy 116 to Lynch. House is closer to Pleasant Hill Rd.

Confidential/ Showing Instructions: Owner is seeking to sell property to those who'd maintain it as a Temple, perhaps with a lease-back. Arrange to see: 707 824-1118. Appointment required.

Beautifully maintained open, flowing home on 1 gorgeous acre, 2005 remodel replaced all electrical, most plumbing, furnace, insulation, windows, doors, roof, interior and exterior paint. Original oak floors, restored in office and dining room, under plush carpet in main rooms. Great Room is 38' x 22' with a 2 bed loft, sliding glass doors looking into a beautiful circle garden. Living room is 28' x 15' with fireplace, large skylight. Gardens have specimen plants, sunny, raised vegetable beds, and orchard. The former 5 car garage has 2 spacious rooms with a shared 3/4 bath and space for 2 cars.

Levels/Stories: 1 story

Gar/Parking: 2 car detached, off street parking -26 cars

Floors: Hardwood, Carpet 3 rooms, vinyl kit/bath

Fireplace: Living room, Wood burning

Spa: Two hot tubs, Electric

Bath Type: Shower and Tub, Stall Shower

Kitchen: Dishwasher, Gas range, Skylight

Dining Room: Formal, used as office

Living Room: Fireplace, Skylights

Heat/Cool: Central Air/ Heat, Ceiling fans, Fireplace

Other rooms: Great Room - loft, open beam, skylights

Laundry: Laundry room with storage

Location: Accessible to 116, Bay Area

Outbuildings: Cottage w/ storage 16' x

29', 30' trailer w/ enclosed deck

Misc: Open Beam Ceiling, 10 skylights

Lot Description: Level, County

Yard/Ground: Decks, Landscaped

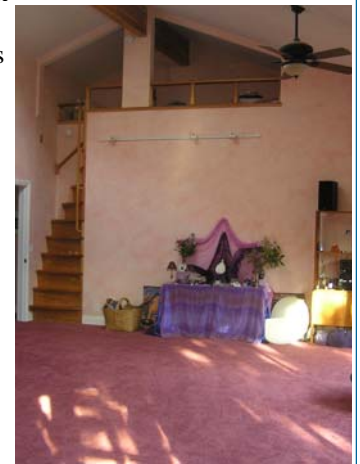
gardens, Veggie garden, Orchard.

Foundation: Concrete Perimeter, Slab

Water Source: Private well, filtered, tests clear for drinking

Drainage: Good, French drains

Utilities: PG & E, electric, natural gas



Great Room with lofts



View from Great Room



Orchard Path surrounds future meditation garden



Gardens seen from Great Room



Hot tub set in ivy-bordered privacy

