



\$ 549,000



### 317 Crocker St, Templeton, CA 93465

- » Beds: 2 | Baths: 1 Full
- » MLS #: NS23026023
- » Single Family | 1,073 ft<sup>2</sup> | Lot: 7,500 ft<sup>2</sup>
- » More Info: [317CrockerSt.IsForSale.com](http://317CrockerSt.IsForSale.com)



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Platinum Properties  
 1117 Vine Street  
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Downtown Templeton Bungalow built in 1900 with so much charm and an amazing location!!! Welcome to 317 Crocker Street situated less two blocks from the park, incredible restaurants and tasting rooms! Pull up to fantastic curb appeal with a charming white picket fence and step inside onto brand new luxury vinyl plank floors that run throughout the entire home. Your picture window overlooks your front yard and your living room is so spacious!!! Off the living room find one of your two bedrooms and your full bath with a tub, pedestal sink, and brand new light fixture! Step into the kitchen to find oak cabinets and plenty of room for your kitchen table and/or an island! Off the kitchen is another spacious bedroom and find your oversized laundry room with 2 closets just waiting to be converted into your third bedroom or office! Although some TLC is needed, the interiors have been freshly painted and the property is move in ready! The living spaces are bright and airy with so much natural light!!! Out the back door find your fenced in back yard and a fantastic garage built out of old growth redwood... although too small for the cars of this century, it makes a fantastic storage space or workshop! Enjoy the quintessential wine country lifestyle with walkability to renowned restaurants and tasting rooms, farmer's market, summer concerts in the park, and located in the most coveted school district of the north county! Properties like this don't

