

FREQUENTLY ASKED QUESTIONS

10 Angelica Court, Novato

How much is the property?	\$1,698,000
What year was the property built?	The property was built in 1988 per the tax records.
Did the Sellers do inspections?	Yes. The Seller had a pest and general home inspection done. See disclosures for details.
How much is the pest report?	A large portion of the \$48,040 noted in pest damage is related to the deck off the primary bedroom. Prospective buyers may explore options such as rebuilding and expanding the deck.
How large is the home?	According to the tax records, the Approx. Sq. Ft. is 3,132. However, after having floor plans created, the Gross Living Area (GLA) we received indicates that the house itself is Approx. 2,394 square feet, with an additional Approx. 765 square feet for the ADU.
Was there a fire in this property?	The Sellers parents bought the property in 1966. The Main house burnt down in May of 1988 due to a faulty stove.
What else should I know about ADU?	Sellers parents had the house re-built after the fire in 1988 and the ADU, previously a barn, built as well. Please see additional disclosures ADU's and rental laws.
Does the ADU have its own entrance?	There are stairs next to the ADU that lead up to Bear Creek Road. The "address" per the seller is 5 Bear Creek Road. There is an area to park a car that belongs to this property.
How old are the roofs?	The roof for the main house was replaced approx. in 2019 and the ADU roof was replaced in February 2024.
Is this a trust sale?	Yes. The owners have passed and one of the daughters is selling the property for the benefit of the estate. There is no court confirmation or third-party approval needed for the sale.