

# THE WATERFRONT LEGACY YOU'VE BEEN WAITING FOR.

## 1125 Highway 1, Bodega Bay

The Ultimate Coastal Investment: Three Waterfront Units. Endless Possibility.  
Offered at 1,949,000



Positioned directly at the water's edge with private beach access, this rare multi-level legacy property commands unobstructed panoramic views of Bodega Bay. Whether you are looking for a spectacular coastal sanctuary, a high-yield investment, or a multi-generational family compound, this property offers unmatched versatility. Launch a kayak right from your backyard, enjoy the local marine life from your choice of multiple viewing decks, and maximize your revenue with three separate, beautifully updated units.

- Total Configuration: 5 Bedrooms | 3 Bathrooms (Across 3 Units)
- Direct Waterfront: Unparalleled shoreline proximity with personal beach launch
- Outdoor Living: Multi-tiered viewing decks offering front-row seats to the changing tides
- Parking: Ample off-street asphalt parking area directly off Highway 1



# Three Income Producing Units

**UPPER LEVEL:** 2 Bedrooms | 1 Bathroom

**The Vibe:** Classic, airy coastal living.

**Features:** Soaring vaulted ceilings with exposed wood beams, a light-filled kitchen featuring custom green cabinetry and stainless steel appliances, and a fluid living space framing open water views.



**MIDDLE LEVEL:** 2 Bedrooms | 1 Bathroom

**The Vibe:** Elegance meets spatial versatility.

**Features:** A highly adaptable layout prioritizing comfort and modern touches. Complete with bright bedrooms, flexible space perfect for a home gym or art studio, and a private attached view deck.



**LOWER LEVEL:** 1 Bedroom | 1 Bathroom Studio

**The Vibe:** An intimate waterfront retreat right at the water's edge.

**Features:** Beautiful rustic details including wood-framed doors, a functional kitchen workspace with a farmhouse apron sink, a beautifully updated walk-in tile shower, and direct access to a lower boardwalk deck wrapped in string lights.



Photos have been virtually decluttered to showcase the property's potential. Scan the QR code to view current conditions.

All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be verified, is not guaranteed by broker and is subject to change. All information should be independently reviewed and verified for accuracy.

**Sonoma Coast**  
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