

Residential Client Stacking Summary Report

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8322 Franz Valley Rd, Calistoga, CA 94515

Active

\$15,450,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 324013771	DOM / CDOM: 139/140	Original Price: \$15,450,000
Beds: 8	On-Market: 02/28/24	Sold Price:
Baths T(F/P): 10(8/2)	Contingent:	Price per Sq Ft: \$2,491.94
Apprx. Sq Ft: 6200	Pending:	Unit/Block/Lot:
Lot Size: 153.4300 ac	Closed:	Subtype: Single Family Re
Heat: Central,MultiUnits	Stories: 2	Pool: Yes
APN: 120-140-081-000	Year Built: 2003	Description: Detached
Cross Street: Franz Valley School R	Association: No	Broker Co-op: 2.5
		\$0

Directions: From Calistoga: Petrified Forest. Turn right into Franz Valley School Rd. Then right on Franz Valley Road. Property entrance will be about a quarter mile on right. Rust colored metal gate opens automatically.

Public Remarks: Nestled within the prestigious Knights Valley AVA, the Bellisimo Vineyard Estate beckons with its unparalleled beauty and boundless potential. Spanning 154 +/- acres on two legal parcels, 8320 and 8322 Franz Valley offers a harmonious blend of tranquility, opulence, and income-generating opportunities from its 65.7 +/- acre vineyard, its magnificent estate compound and its additional rental homes. The meticulously farmed vineyard features a diverse selection of grape varieties including Cab Sauv, Sauv Blanc and Chardonnay, planted within the vineyard's desirable soils. Step into a world of elegance and comfort with the property's stunning 8-bedroom 6,214 +/- sq ft estate compound, created by renowned architect Sandy Walker and designer Erin Martin. Resort-like amenities include a tennis/pickle ball court, cabana-style pool house, Monte Alpi barbeque, fire pit, and 50' infinity-edge pool with dramatic views. With four additional residences providing 7,088 +/- sq ft for employee housing or rental income, the estate offers an attractive range of revenue stream possibilities. The property also offers abundant water from two high producing wells, a scenic reservoir for irrigation and frost protection, a large barn, and generous parking for events and vineyard activity.

11080 Franz Valley Rd, Calistoga, CA 94515-9549

Active

\$8,950,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 324015237	DOM / CDOM: 131/131	Original Price: \$8,950,000
Beds: 3	On-Market: 03/07/24	Sold Price:
Baths T(F/P): 4(4/0)	Contingent:	Price per Sq Ft: \$1,352.99
Apprx. Sq Ft: 6615	Pending:	Unit/Block/Lot:
Lot Size: 40.3000 ac	Closed:	Subtype: Single Family Re
Heat: Central	Stories: 2	Pool: No
APN: 120-100-001-000	Year Built:	Description: Detached
Cross Street: Highway 128	Association: No	Broker Co-op: 2.5
		\$0

Directions: From downtown Calistoga: (N) on Foothill Blvd / State Highway 128, go 7.0 mi.; (L) on Franz Valley Road, go 0.8 mi. Property is on the left.

Public Remarks: With vineyard views from every window, this Knights Valley estate is the perfect combination of privacy, style and quality for the most discriminating wine country buyer. The 6,615 sq.ft. (approx.) residence is tastefully done in a mixed media of stone, plaster, copper, travertine, and walnut. The room volumes are expansive with exposed beams and other custom details. In addition to three en-suite bedrooms, the home features an office, media room, gym, caretaker's quarters, and a large walk-in wine cellar. The Knights Valley AVA vineyard is immaculately farmed with approximately 15.65 total net vine acres - 14.49 acres of Cabernet Sauvignon and 1.17 acres of Merlot. Two permitted ponds provide water for irrigation and frost protection. And with over 40 acres there is plenty of opportunities to play in the creek, walk, and enjoy the abundant nature this property provides.

27750 Asti Rd, Cloverdale, CA 95425-9719

Active

\$2,650,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 323912562	DOM / CDOM: 298/298	Original Price: \$3,495,000
Beds: 3	On-Market: 09/22/23	Sold Price:
Baths T(F/P): 3(3/0)	Contingent:	Price per Sq Ft: \$1,204.00
Apprx. Sq Ft: 2201	Pending:	Unit/Block/Lot:
Lot Size: 49.1500 ac	Closed:	Subtype: Single Family Re
Heat: Central	Stories: 2	Pool: No
APN: 117-060-052-000	Year Built: 1996	Description: Detached
Cross Street: Theresa Dr	Association: No	Broker Co-op: 2.5
		\$0

Directions: North on Hwy 101, take Dutcher Creek Rd exit, right on Theresa Dr, left on Asti Rd

Public Remarks: Nestled in the prestigious Alexander Valley AVA, this remarkable property offers the quintessential wine country experience. Situated on a scenic hill with breathtaking views of rolling valleys and vineyards, it encompasses approximately 49 acres, with 23 acres planted to Cabernet, Chardonnay, Merlot, and Malbec vines, along with a charming home and a micro 500-case winery permit. The property boasts excellent well production, a pond, and a seasonal creek, enhancing its natural beauty and agricultural potential. The home includes three spacious bedrooms and three full bathrooms, providing ample space for family and guests. Open living areas are adorned with French doors, hardwood floors, and vaulted ceilings, creating an inviting atmosphere. The primary suite offers luxury and comfort with its fireplace, large walk-in closet, and direct outdoor access. On the upper level, a grand, private en suite bedroom offers versatile use, while the lower level hosts a wine cellar ideal for wine enthusiasts. This property presents a unique opportunity for both seasoned vintners and those captivated by the allure of Alexander Valley. Experience the epitome of wine country living, where you can craft your own wines and immerse yourself in the rich viticultural heritage of this iconic region.

Residential Client Stacking Summary Report

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25845 Dutcher Creek Rd, Cloverdale, CA 95425-9746

Active

\$8,900,000



[Additional Pictures](#) |

MLS Number: 324047264	DOM / CDOM: 31/93	Original Price: \$8,900,000
Beds: 2	On-Market: 06/15/24	Sold Price:
Baths T(F/P): 2(2/0)	Contingent:	Price per Sq Ft: \$5,933.33
Apprx. Sq Ft: 1500	Pending:	Unit/Block/Lot:
Lot Size: 389.0000 ac	Closed:	Subtype: Single Family Re
Heat: See Remarks	Stories: 0	Pool: No
APN: 118-110-018-000	Year Built:	Description: Attached
Cross Street: Hwy 101	Association: No	\$0

Directions: HWY 101 to Dutcher Creek Road.

Broker Co-op: 2.5

Public Remarks: Discover Buchignani Ranch, a remarkable vineyard estate spanning 389+/- acres in the renowned Alexander Valley and Dry Creek Appellations. The property features 24 acres planted to Zinfandel and Carignane vines under contract with Ridge Winery and an additional 54 acres of plantable ground. Nestled near Cloverdale and just minutes from the charming town of Healdsburg, Buchignani Ranch features a 16 +/- acre foot reservoir fed by Borelli Creek. The property also includes a historic farmhouse and multiple out buildings. The potential for lot splits with parcel #118-110-018 opens doors to further development. Seize the opportunity to become part of this remarkable legacy and craft the next chapter in its storied history.

13700 Rockpile Rd, Geyserville, CA 95441-9461

Active

\$11,900,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 324018092	DOM / CDOM: 103/103	Original Price: \$11,900,000
Beds: 4	On-Market: 04/04/24	Sold Price:
Baths T(F/P): 3(2/1)	Contingent:	Price per Sq Ft: \$4,206.43
Apprx. Sq Ft: 2829	Pending:	Unit/Block/Lot:
Lot Size: 120.0000 ac	Closed:	Subtype: Single Family Re
Heat: Central	Stories: 2	Pool: Yes
APN: 139-040-035-000	Year Built: 1991	Description: Custom
Cross Street: skagg spring	Association: No	\$0

Directions: Head west on Rockville Road until arrive at address

Broker Co-op: 2.5

Public Remarks: The 120 acre Pritchett Peaks Vineyard is nestled in the majestic coastal mountains west of the bucolic town of Healdsburg in what is the epicenter of the legendary Rockpile AVA. With the entire AVA made up of less than 160 planted acres, Pritchett Peak's 45 acres of ultra-premium vines represents the most significant Rockpile holding to ever come to market and an opportunity for the savvy investor to acquire a once in a lifetime foothold in what is arguably the North Coast's most significant AVA. The regularity restrictions that have come to being in recent years would make planting such a hillside vineyard in Rockpile today virtually impossible. In other words, this Pritchett Peaks Vineyard is irreplaceable. The Vineyard consists of 110 acres with 45 acres professionally planted and maintained to an ultra-premium combination of Zinfandel/Primitivo, Cabernet Sauvignon and Malbec. Production runs between 100 to 180 tons per year (5 year average of 125 tons per year). Five wells and a permitted 11 acre foot pond with pumps storage. Productive olive trees orchard. Pritchett Peaks' Manor is +/-3000 square foot 4 bedroom and 3 bath masterpiece with its covered wrap around deck canopied by ancient oak pathway leading to pool.Private access to Lake Sonoma 17,000ac & 40 miles of trails

5744 Highway 128, Geyserville, CA 95441-9680

Active

\$3,500,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 324051069	DOM / CDOM: 42/42	Original Price: \$3,500,000
Beds: 1	On-Market: 06/04/24	Sold Price:
Baths T(F/P): 1(1/0)	Contingent:	Price per Sq Ft: \$3,556.91
Apprx. Sq Ft: 984	Pending:	Unit/Block/Lot:
Lot Size: 39.7000 ac	Closed:	Subtype: Single Family Re
Heat: None	Stories: 1	Pool: No
APN: 131-240-006-000	Year Built: 1934	Description: Detached
Cross Street: Alexander Valley Rd	Association: No	\$0

Directions: Hwy 101 to Alexander Valley Rd to Hwy 128

Broker Co-op: 2

Public Remarks: Welcome to picturesque Piccolo Ranch! Situated in the heart of the Alexander Valley AVA, this Incredible 39.7+- acre property boasts views of the Macamas & Geysers Moutains. The flat to very gently sloped vineyard and building site offer exceptional private access, rich grape vine growing soil, proximity to the famed Downtown Healdsburg, and seclusion that is hard to find. The 33.08 vine acres of premium Cabernet Sauvignon are fed by an ag well and reservoir for frost protection and is also great for recreation. 21.77+- acres planted in 2015 (6.5-7 tons per acre)- and 11.31+- acres are fallow this year. There is currently a 1200 sf Metal shop/barn with 2 roll up doors that is divided into two bays. There is an old farmhouse that has not been occupied for years that may serve as a starting point for your new home. Opportunity abounds- this beautiful property is just waiting for a primary residence and ADU!

Residential Client Stacking Summary Report

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7011 Dry Creek Rd, Healdsburg, CA 95448-9703

Active

\$5,250,000



[Additional Pictures](#)

MLS Number: 324052498	DOM / CDOM: 11/11	Original Price: \$5,250,000
Beds: 7	On-Market: 07/05/24	Sold Price:
Baths T(F/P): 5(5/0)	Contingent:	Price per Sq Ft: \$1,264.76
Apprx. Sq Ft: 4151	Pending:	Unit/Block/Lot:
Lot Size: 28.9900 ac	Closed:	Subtype: Single Family Re
Heat: Central,Wood Stove	Stories: 1	Pool: No
APN: 139-170-043-000	Year Built: 1875	Description: Detached
Cross Street: Canyon	Association: No	\$0

Directions: 101 North to Canyon. Take Canyon to Dry Creek. Property on the left hand side of Dry Creek. **Broker Co-op:** 2.5

Public Remarks: Discover the epitome of country living on 28.99 acres nestled in the esteemed Dry Creek Valley. This unique property features three distinct homes, each offering its own charm and functionality, making it an exceptional opportunity for investors or those seeking a serene lifestyle surrounded by vineyards. Built in 1875, a roughly 1300 sq ft +/- Craftsman style home features 3 beds and 2 baths, enclosed porch and outdoor entertaining area. The other home (7021) has been thoughtfully updated to blend historic charm with modern amenities. 2 bedrooms plus an office, and 1 bathroom. The spacious 1600 sq ft +/- living area is perfect for relaxation and entertaining. A 900 sq ft +/- 2 bed, 2 bath unit located behind the main house, features its own garage, offering privacy and practicality for tenants or guests. Includes a 3-bay garage/carport, providing ample storage for farm equipment and convenience. The property boasts 24 acres of vineyard planted to Cabernet Sauvignon and Old Vine Zinfandel. There is a dedicated ag well and a domestic well providing ample water supply. Enjoy Dry Creek frontage and a large outdoor entertaining area, perfect for summer gatherings and soaking up the scenic beauty. Don't miss the chance to own a piece of Dry Creek Valley's rich heritage.

2337 W Dry Creek Rd, Healdsburg, CA 95448

Active



\$5,499,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 324029234	DOM / CDOM: 81/81	Original Price: \$5,999,000
Beds: 5	On-Market: 04/26/24	Sold Price:
Baths T(F/P): 4(4/0)	Contingent:	Price per Sq Ft:
Apprx. Sq Ft:	Pending:	Unit/Block/Lot:
Lot Size: 71.6000 ac	Closed:	Subtype: 2 Houses on Lot
Heat: Central,Fireplace (s),Propane	Stories: 2	Pool: Yes
APN: 089-220-012-000	Year Built:	Description: Detached
Cross Street: Jameson Road	Association: No	\$0

Directions: Healdsburg Plaza south to roundabout (or north from HWY101 north turn off at downtown Hsbg exit). Turn west at roundabout and travel along Mill St. going under Hwy 101 and onto entrance to Madrona hotel. Turn right onto W. Dry Creek Road, traveling approx. 3 miles to Brack Road on left. Meet at this point if needed. **Broker Co-op:** 2.50

Public Remarks: Highly acclaimed Dry Creek Valley 12 acre vineyard (Parker; Dunnuck; Laube 94-97 points). Large pond (approx. 20 acre feet). 4 miles from downtown Healdsburg (asphalt road from property to the Plaza). Knoll top 2 bed home and 3 bed guest house with pool and panoramic views (Mt. St. Helena; Healdsburg and miles of vineyards). Extensive infrastructure, including entertainment pavilion; barn; commercial generator; wells; walking trails and many other amenities.

5222 No Name Rd, Healdsburg, CA 95448

Active

\$5,995,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 324013219	DOM / CDOM: 130/130	Original Price: \$5,995,000
Beds: 7	On-Market: 03/08/24	Sold Price:
Baths T(F/P): 9(8/1)	Contingent:	Price per Sq Ft: \$955.68
Apprx. Sq Ft: 6273	Pending:	Unit/Block/Lot:
Lot Size: 21.3200 ac	Closed:	Subtype: Single Family Re
Heat: Central	Stories: 1	Pool: Yes
APN: 132-060-024-000	Year Built:	Description: Luxury
Cross Street: Chalk Hill	Association: No	\$0

Directions: <https://goo.gl/maps/KRyW5xhXQxsWs1px6> **Broker Co-op:** 2.5

Public Remarks: Situated amidst picturesque vineyards in Healdsburg's famed Alexander Valley, the estate at 5222 No Name Road is a property unlike any other. The property's magical setting is accessed through a gated driveway and consists of appx. 21 acres including 11 acres of established vineyards, hilltop oak grove and storybook treehouse overlooking a romantic pond. The owner's residence is a tribute luxury with apx. 4,100 sq.ft., 3 bedroom-suites and 4 bathrooms, surrounded by a grand lawn with meticulously cared for mature landscaping. The aesthetic is uniquely Sonoma County with a lightly finished color-palette, wide plank flooring and large windows flooding the interior with light. At the heart of the home is a newly finished kitchen with state-of-the-art appliances including a Gaggenau refrigerator, 48" Wolf range with double ovens & built-in Miele coffee station. The primary bedroom is a retreat fit for the finest of hotels with two spacious walk-in closets, soaring ceilings and two luxurious bathrooms, ensuring privacy and comfort. Outdoor living areas are equally rich and luxurious, including a sunny pool with brick-laid terrace, fire pit, wood-burning pizza oven, grill & shady pergolas. Additionally incl., 2 suite guest cottage, garage, caterer's kitchen and 2/1 caretakers home.

Residential Client Stacking Summary Report

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12111 Chalk Hill Rd, Healdsburg, CA 95448-8044

Active

\$6,495,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 324048797	DOM / CDOM: 21/21	Original Price: \$6,495,000
Beds: 4	On-Market: 06/25/24	Sold Price:
Baths T(F/P): 6(4/2)	Contingent:	Price per Sq Ft: \$1,170.48
Apprx. Sq Ft: 5549	Pending:	Unit/Block/Lot:
Lot Size: 268.0000 ac	Closed:	Subtype: Single Family Re
Heat: Central	Stories: 2	Pool: Yes
APN: 132-120-048-000	Year Built: 1995	Description: Attached,Custo
Cross Street: State Hwy 128	Association: No	\$0

Directions: Chalk Hill Rd to House Number. Agent will meet at the gate.

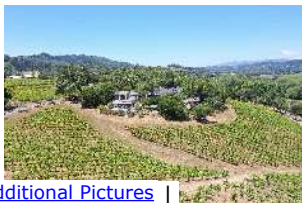
Broker Co-op: 2.50

Public Remarks: Nestled in the prestigious Chalk Hill AVA, this luxurious estate spans 268 acres with 13 acres of premium vineyards and private pond, offering unparalleled serenity and expansive views. The main residence, featuring vaulted ceilings and unrestricted views of mountains, vineyards, and valleys, includes a newly installed roof and refurbished infinity-edge pool and hot tub, creating a perfect escape or entertainer's paradise. This 5,549 sq ft home boasts four bedrooms, six bathrooms, and a private 1-bedroom guest suite above a 3-car garage, which also offers flexible space for a gym or hobby winemaking area. Additional amenities include a pool house, caretaker unit, and a large agricultural / horse barn, enhancing its appeal as a primary residence, second home, compound or equestrian ranch. Unique zoning supports vacation or short term rental, adding value as an investment, particularly with its location near Sonoma County Airport, Lake Sonoma, and Mayacama Golf Club. Just a short drive from Healdsburg Plaza, renowned wineries, and five-star dining, this property is an excellent investment, priced well below the replacement costs of the improvements alone. Don't miss out on this rare opportunity in the heart of Sonoma County's wine country.

5207 W Dry Crk, Healdsburg, CA 95448

Active

\$7,000,000



[Additional Pictures](#) |

MLS Number: 324040277	DOM / CDOM: 52/52	Original Price: \$7,000,000
Beds: 6	On-Market: 05/25/24	Sold Price:
Baths T(F/P): 5(4/1)	Contingent:	Price per Sq Ft: \$1,176.08
Apprx. Sq Ft: 5952	Pending:	Unit/Block/Lot:
Lot Size: 44.7700 ac	Closed:	Subtype: Single Family Re
Heat: Fireplace(s),Hot Water,Propane	Stories: 1	Pool: Yes
APN: 090-120-037-000	Year Built: 1990	Description: Luxury
Cross Street: Wine Creek Road	Association: No	\$0

Directions: Hwy 101 to Lambert Bridge to W Dry Creek Road turn right go to Peck Road on left.

Broker Co-op: 2

Public Remarks: Wine Creek Estate & Vineyards offers a luxurious and expansive living experience on a picturesque knoll top, featuring a main residence of approximately 3,200 square feet, complemented by a secondary unit and a charming two-bedroom cottage, bringing the total living space to 5,952 square feet. The estate boasts an infinity swimming pool and beautifully landscaped yards both in front and back. Additional accommodations include a foreman cottage and vast vineyards spanning 30 acres, cultivating Zinfandel, Sauvignon Blanc, Petite Sirah, and other varieties. With a half-mile frontage along Dry Creek and Wine Creeks, the property includes two parcels: one of approximately 6 acres of vacant land and another of approximately 38 acres with the residence. This private retreat offers breathtaking views of Mt. St. Helena and Dry Creek Valley and is conveniently located just minutes from Healdsburg, the Dry Creek Country Store, and Lake Sonoma.

1499 Moody Ln, Geyserville, CA 95441-9512

Active

\$7,975,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 324026787	DOM / CDOM: 34/34	Original Price: \$7,975,000
Beds: 4	On-Market: 06/12/24	Sold Price:
Baths T(F/P): 2(2/0)	Contingent:	Price per Sq Ft: \$1,776.96
Apprx. Sq Ft: 4488	Pending:	Unit/Block/Lot:
Lot Size: 43.3800 ac	Closed:	Subtype: Single Family Re
Heat: Baseboard,Central,Fireplace(s)	Stories: 2	Pool: Yes
APN: 141-170-008-000	Year Built: 1910	Description: Detached
Cross Street: Nutter	Association: No	\$0

Directions: Highway 128 to Moody keep left

Broker Co-op: 2.5

Public Remarks: Welcome to The Home Ranch. This legendary property, on the market for the first time in over 40 years, spans 58.38 acres divided into two legal parcels, with vineyards and endless opportunities. The main residence includes four spacious bedrooms, complemented by a 2-bedroom guest house and 1 bedroom pool house, offering a total of seven bedrooms and four bathrooms. 24.4 acres of Alexander Valley Chardonnay, 56 Italian olive trees, fruit orchard, and dozens of garden beds, perfect for those who cherish homegrown produce and the ultimate homestead opportunity. Additionally, a two story 4800-square-foot (approx) barn provides ample space for hobbies, winemaking, or spacious storage for a car collector. The property is equipped with numerous amenities, including a pool, pool house with guest room, oversized steam shower, workout room and temperature- controlled wine cellar. The detached office/art studio and outdoor dining and kitchen areas provide ideal picturesque surroundings for lifestyle entertaining. The upper portion of the property offers additional potential vineyard or possible house site development potential, with breathtaking views of Alexander Valley. 1 mile to Cyrus and downtown Geyserville and 8 miles to downtown Healdsburg making it both private and convenient!

Residential Client Stacking Summary Report

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5285 Westside Rd, Healdsburg, CA 95448

Active



\$8,900,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 323015354	DOM / CDOM: 468/468	Original Price: \$13,900,000
Beds: 6	On-Market: 03/20/23	Sold Price:
Baths T(F/P): 3(3/0)	Contingent:	Price per Sq Ft: \$5,514.25
Apprx. Sq Ft: 1614	Pending:	Unit/Block/Lot:
Lot Size: 356.5400 ac	Closed:	Subtype: Single Family Re
Heat: Wood Stove	Stories: 1	Pool: No
APN: 110-180-036-000	Year Built: 1938	Description: Ranchette/Count
Cross Street: West Dry Creek Road	Association: No	\$0

Directions: Westside Road from downtown Healdsburg off US Highway 101

Broker Co-op: 2.00

Public Remarks: Located on Westside Rd., one of Sonoma County's premier wine country roads, this 350+ ac. legacy ranch is less than 15 min. from downtown Healdsburg. In the same family since 1958, Bucher Farms is developed with 35 ac. of premium Pinot Noir and Chardonnay wine grapes which have earned consistently high scores in the wine press for some of Sonoma County's most prestigious wineries including Williams Selyem and Merry Edwards. Located in the Middle Reach of the Russian River Valley AVA, this spectacular property has panoramic views from higher elevations; gentle sloping meadows intermixed amongst native oaks, madrone, bay and fir trees; and rock outcroppings and riparian corridors traversing the landscape, providing numerous recreational opportunities. Water resources include (2) wells; recycled water from the City of Healdsburg developed and in use on the property; as well as 120,000 gallons of water storage capacity. Preliminary studies indicate the potential of up to 77.00 acres of additional land suitable for high-quality vineyard development, and the RRD-100 zoning designation from the County of Sonoma allows for the potential to subdivide the ranch into three parcels. In addition, the property is in an Ag Preserve under the Williamson Act allowing for reduced property taxes.

2420 Mountain Ranch Rd, Petaluma, CA 94954-1183

Active



\$9,995,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 324012039	DOM / CDOM: 133/133	Original Price: \$11,500,000
Beds: 4	On-Market: 03/05/24	Sold Price:
Baths T(F/P): 6(5/1)	Contingent:	Price per Sq Ft: \$1,425.21
Apprx. Sq Ft: 7013	Pending:	Unit/Block/Lot:
Lot Size: 42.6800 ac	Closed:	Subtype: Single Family Re
Heat: Central,Fireplace	Stories: 2	Pool: Yes
	(s),Gas,MultiZone,Pro pane,Radiant Floor	
APN: 137-040-016-000	Year Built: 2000	Description: Detached
Cross Street: Hardin Lane	Association: No	\$0

Directions: Adobe to Hardin Lane to Mountain Ranch Rd

Broker Co-op: 2.5

Public Remarks: The EqWine Estate, so named for its seamless marriage of world class wine and equestrian facilities, is like no other in Sonoma County. Sited on 42 acres in the highly sought after Petaluma Gap AVA, the property features 16 acres of Pinot Noir vineyards that consistently produce 90+ point wines. The highly profitable equestrian facility offers 68 stalls, indoor and outdoor arenas and a variety of top notch training accoutrements. As well, there are living quarters for trainers / staff. The on-site residence is of a contemporary hacienda style and offers 7,000+/- sq ft of simply elegant living space (including the 2BR guest house). Gaze across the swimming pool complex and drink in the most mesmerizing sunsets in Wine Country.

6614 Lakeville Hwy, Petaluma, CA 94954-9256

Active

\$12,975,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 324008747	DOM / CDOM: 138/138	Original Price: \$17,000,000
Beds: 11	On-Market: 02/29/24	Sold Price:
Baths T(F/P): 16(15/1)	Contingent:	Price per Sq Ft: \$1,202.28
Apprx. Sq Ft: 10792	Pending:	Unit/Block/Lot:
Lot Size: 130.1700 ac	Closed:	Subtype: 3+ Houses on L
Heat: Baseboard,Radiant	Stories: 1	Pool: Yes
APN: 068-110-025-000	Year Built:	Description: Detached
Cross Street: Hwy 37	Association: No	\$0

Directions: Lakeville Hwy from either Hwy 101 or 37. Look for Eucalyptus Grove and signage for Rockn' H Ranch.

Broker Co-op: 2.5

Public Remarks: Northern California's centennial ranch estate, a testament to luxury and exclusivity featuring a restored historic waterfront residence with a deep-water boat dock. Gain private access to the San Francisco Bay and embark on a journey that redefines waterfront living. This estate offers unmatched views of the Petaluma River, stretching westerly to Olompali State Park, and southward over Mt. Tamalpais's. Spanning over 130 acres, the property is a crown jewel defined by 47 acres of premium vineyards situated in the renowned Petaluma Gap AVA of Sonoma County. These vineyards are not just land; they are a testament to the estate's richness and a source of award-winning wines. Amidst the vines stands an enclave of guest residences, each a showcase of Italianate Victorian craftsmanship, thoughtfully restored to honor their rich heritage and historical significance. Embrace the freedom of the skies with the property's private runway, perfect for jet-setting to Carmel for lunch or skiing in Lake Tahoe. The estate's private hangar doubles as a luxury lounge and entertainment stage, ideal for hosting memorable gatherings and events. If leisurely pursuits call, you may choose to ride horseback through the estate's vineyards, ponds, and along riverside trails.

Residential Client Stacking Summary Report

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5000 Alpine Rd, Santa Rosa, CA 95404-8410

Active

\$9,750,000



[Additional Pictures](#)

MLS Number: 324025752	DOM / CDOM: 89/89	Original Price: \$9,750,000
Beds: 3	On-Market: 04/18/24	Sold Price:
Baths T(F/P): 2(2/0)	Contingent:	Price per Sq Ft: \$2,854.22
Apprx. Sq Ft: 3416	Pending:	Unit/Block/Lot:
Lot Size: 470.0000 ac	Closed:	Subtype: Single Family Re
Heat: Fireplace(s)	Stories: 1	Pool: No
APN: 028-090-003-000	Year Built:	Description: Detached
Cross Street: Calistoga Road	Association: No	\$0

Directions: Follow Spring Mountain Road and Saint Helena Road to Alpine Road in Sonoma County **Broker Co-op:** 2
Public Remarks: Viluko Vineyards boasts 470 acres filled with vineyards, fruit trees, oak woodlands and natural reserve land across three legal parcels, each with its own character. Within the beautiful hillside terrain, approximately 23 acres of scenic vineyards, consist of Bordeaux and Burgundian varietals, producing highly regarded wines with numerous 90+ scores. Permits and some infrastructure are already in place for an additional 27 plantable acres. Notable features include: farm cottage, roads, drainage, five wells with elaborate water delivery infrastructure, septic systems, opportunity for 3 residences with the potential for creating more parcels via six certificates of compliance, and grandfathered building sites with appropriate natural setbacks from the Coho Salmon that populate Mark West Creek running through the property. Sitting just a 20-25 minute drive from both Santa Rosa and Calistoga - Viluko provides the perfect beginning for a turnkey vineyard estate.

4207 Coffey Ln, Santa Rosa, CA 95403

Active

\$8,200,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 323920188	DOM / CDOM: 267/267	Original Price: \$8,200,000
Beds: 7	On-Market: 10/23/23	Sold Price:
Baths T(F/P): 6(6/0)	Contingent:	Price per Sq Ft: \$1,863.64
Apprx. Sq Ft: 4400	Pending:	Unit/Block/Lot:
Lot Size: 56.0000 ac	Closed:	Subtype: Single Family Re
Heat: Central	Stories: 2	Pool: No
APN: 058-040-064-000	Year Built:	Description: Ranchette/Count
Cross Street: Highway 101	Association: No	\$0

Directions: Highway 101 to North of Santa Rosa **Broker Co-op:** 3
Public Remarks: The 56+ acre professionally maintained Coffey Lane Vineyard lays in Sonoma County's Russian River Appellation along the county's most widely travelled corridor. Situated across from the Luther Burbank Center and next to John Ash's acclaimed Vintner's Inn, the Vineyard's locale offers unparalleled visibility in arguably one of the most sought after wine making regions in California. The strategic significance of this has been underutilized to date and offers an incredible opportunity for a new owner to project their brand. Comprised of two non-contiguous blocks - the 41.78 acre North Block & 15.04 acre South Block. 50 ac planted with the N. Block consisting of 36.5 ac planted (15 ac of Pinot/21.5 ac of Chardonnay) while the S. Block consisting of 14 ac of Chardonnay. Yields between 260-340 tons per year with Pinot representing between 70 to 90 and Chardonnay representing between 180-250 tons. Laid out in a methodically uniform - mechanical harvesting. Water: 2 ag wells: 200-250 gpm & 150-200 gpm. Infrastructure improvements include a well maintained Residential Duplex rental (4400sqft). The property is under a conservation easement allows for a wide range of development appropriate for a commercial vineyard development. This is a quality, no holds barred professional vineyard.

11250-11300 Hwy 12, Glen Ellen, CA 95442-9745

Active

\$6,300,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 323929849	DOM / CDOM: 180/180	Original Price: \$6,300,000
Beds: 6	On-Market: 01/18/24	Sold Price:
Baths T(F/P): 4(4/0)	Contingent:	Price per Sq Ft: \$2,837.84
Apprx. Sq Ft: 2220	Pending:	Unit/Block/Lot:
Lot Size: 75.0000 ac	Closed:	Subtype: Single Family Re
Heat: Baseboard,Radiant	Stories: 2	Pool: No
APN: 053-160-041-000	Year Built: 1973	Description: Detached
Cross Street: Dunbar Rd	Association: No	\$0

Directions: Just north of the intersection of Dunbar Rd and Hwy 12 is the driveway, turn south. **Broker Co-op:** 2.5
Public Remarks: 'El Nido' or 'The Nest' is nestled in Jack London's cherished Valley of the Moon. This tranquil and secluded property offers breathtaking views extending over the Sonoma Valley to the Mayacamas Mountains. It includes two parcels, a 1.4 surface acre pond, two homes, a vineyard, and a convenient midpoint location between Glen Ellen and Kenwood. The landscape is adorned with olive, oak, manzanita, abundant fruit trees, and hazelnuts. Bordeaux varietals represent 77% of the 25 acre vineyard plantings. Envision expanding this private valley retreat with easy access to all the amenities wine country has to offer. Exciting opportunities await you.

Residential Client Stacking Summary Report

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18000-18002 Gehricke Rd, Sonoma, CA 95476-4749

Active

\$13,900,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 324017285	DOM / CDOM: 97/97	Original Price: \$13,900,000
Beds: 7	On-Market: 04/10/24	Sold Price:
Baths T(F/P): 7(6/1)	Contingent:	Price per Sq Ft: \$2,246.65
Apprx. Sq Ft: 6187	Pending:	Unit/Block/Lot:
Lot Size: 186.9400 ac	Closed:	Subtype: 2 Houses on Lot
Heat: Central,Fireplace (s),Radiant Floor	Stories: 2	Pool: Yes
APN: 127-051-079-000	Year Built: 2008	Description: Detached
Cross Street: Lovall Valley Rd	Assocation: No	\$0

Directions: From Sonoma Plaza follow East Spain St or East Napa St, turn left on 4th St East, turn right on Lovall Valley Rd, turn left on Gehricke Rd, 1.3 miles. **Broker Co-op:** 2.5

Public Remarks: A once-in-a-lifetime vineyard estate opportunity awaits in wine country. Located minutes from the Sonoma Plaza, the 187+/- acre property includes the magnificent Stone House with views of rolling hillsides, terraced vineyards, and San Francisco skyline. Crafted over the span of three decades this remarkable residence was constructed from hand-chiseled stone sourced from the vineyards it overlooks. The Stone House features a Great Room with 22-foot stone fireplace, 4 en suite bedrooms, wine cellar, and newly added pool and spa with cabana. Below the Stone House, you'll find the rustic Cabin, a hidden retreat that exudes charm and tranquility with a broad front porch that gracefully extends over the waters of the larger of 3 reservoirs. Nearby is a large Stone Barn with guest units, and Stone Stable with spacious upstairs office with private entrance. Many award-winning vintages come from the rocky slopes in which 56 acres of vineyards are planted within the Moon Mountain District AVA. For the first time in more than 45 years, this special property is available for purchase and includes tax benefits under the Williamson Act. It exudes unparalleled provenance, rich craftsmanship, and exceptional vineyards set amidst the serenity and convenience of Sonoma Valley.

7596 Sonoma Mountain Rd, Glen Ellen, CA 95442

Active

\$32,500,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 324046532	DOM / CDOM: 33/33	Original Price: \$32,500,000
Beds: 7	On-Market: 06/13/24	Sold Price:
Baths T(F/P): 10(6/4)	Contingent:	Price per Sq Ft: \$2,321.43
Apprx. Sq Ft: 14000	Pending:	Unit/Block/Lot:
Lot Size: 156.0000 ac	Closed:	Subtype: Single Family Re
Heat: Central	Stories: 3	Pool: Yes
APN: 054-030-020-000	Year Built: 2005	Description: Custom,Detache
Cross Street: Enterprise Road	Assocation: No	\$0

Directions: Warm Springs Road to Sonoma Mountain Road **Broker Co-op:** 2.0

Public Remarks: Located in the heart of the Sonoma Mountains in Glen Ellen and bordering the picturesque Jack London State Park, this magnificent 156-acre estate offers a sanctuary of tranquility and refined living. This private & gated estate includes a main residence, a guest house, an agricultural barn, a premium vineyard, redwood forest and enchanting gardens along with dramatic and sweeping valley views. Designed through the collaboration of Aidlin Darling Design and Cello Maudru Construction, the main residence is an architectural masterpiece featuring expansive verandas, sunlit courtyards, and interiors that blend traditional elegance with modern comforts. The 3,000 sf guest house is equally significant in design, form and function. Each structure on the estate is unique, yet all blend beautifully with the land and property that surround them designed by Marta Fry Landscape Architects, creating a harmonious integration with the natural landscape. Additionally, there is a 42 acre vineyard which primarily cultivates Cabernet Sauvignon and Merlot while also nurturing smaller quantities of Cabernet Franc, Malbec, Petit Verdot, & Sauvignon Blanc. This Sonoma estate represents the pinnacle of luxury and natural beauty, offering a serene retreat where every moment can be savored.

5775 Old Redwood Hwy, Windsor, CA 95403

Active

\$4,975,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 324003360	DOM / CDOM: 180/180	Original Price: \$5,300,000
Beds: 2	On-Market: 01/18/24	Sold Price:
Baths T(F/P): 2(1/1)	Contingent:	Price per Sq Ft: \$3,199.36
Apprx. Sq Ft: 1555	Pending:	Unit/Block/Lot:
Lot Size: 43.1600 ac	Closed:	Subtype: Single Family Re
Heat: Other	Stories: 1	Pool: No
APN: 059-271-019-000	Year Built: 1964	Description: Ranchette/Count
Cross Street: Mark West Station Ro	Assocation: No	\$0

Directions: Highway 101 to Shiloh Road turn right on Old Redwood Highway to property address on the right. **Broker Co-op:** 2.50

Public Remarks: Discover Nunes Vineyard and St. Rose Winery & Distillery, a captivating 43-acre property in Windsor, California, nestled within the esteemed Russian River Valley & Sonoma Coast AVA. Devoted to the cultivation of premier Pinot Noir, the 34 acre vineyard features carefully selected clones (114, 115, 667, 777) on S04 Rootstock. Boasting two well-appointed barns, one for full winemaking production & one for equipment storage, an agriculture well, and a prized 500-case winery and distillery permit, Nunes Vineyard presents an unparalleled opportunity for wine enthusiasts and aspiring vintners alike. 92-94 point wine ratings by The Wine Spectator. Also includes a charming 1,555 sf residence with 3 bedrooms and 1 bathroom, providing a comfortable haven amidst the vineyard's picturesque surroundings. Own a piece of wine country history and immerse yourself in the rich winemaking heritage of the Russian River Valley at Nunes Vineyards

Residential Client Stacking Summary Report

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31819 Redwood Hwy, Cloverdale, CA 95425

Contingent - Show

\$2,200,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 324014765	DOM / CDOM: 132/132	Original Price: \$2,380,000
Beds: 3	On-Market: 03/06/24	Sold Price:
Baths T(F/P): 1(1/0)	Contingent: 07/05/24	Price per Sq Ft: \$2,380.95
Apprx. Sq Ft: 924	Pending:	Unit/Block/Lot:
Lot Size: 22.6300 ac	Closed:	Subtype: Single Family Re
Heat: Other	Stories: 1	Pool: No
APN: 115-150-025-000	Year Built: 1958	Description: Detached
Cross Street: Hwy 128	Association: No	\$0

Directions: From Healdsburg take Highway 101 North to Exit 522, Fort Bragg, Mendocino. Turn south onto Old Redwood Highway, subject entrance is on the right or, east side of the road across from the lumber yard. **Broker Co-op:** 2.5

Public Remarks: This lucrative 18.5 +/- acre Cabernet Sauvignon and Zinfandel vineyard is nestled in the rich soils of the upper end of Alexander Valley AVA. Historically, there have been excellent tonnages and grape sales. Currently, the property has a 9% cap rate based on the 2023 harvest. Further, boost the income by renting the 3/1 home at a market rent of roughly \$2,000 monthly. Not to mention reduced taxes from the Williamson Act contract. This vineyard is a prime investment with diverse possibilities from continuing as a high-yield vineyard to developing into a prestigious winery or a private estate with an active vineyard. The combination of robust income potential, tax advantages, and scenic beauty makes this property rare in Alexander Valley AVA.

6620 W Dry Creek Rd, Healdsburg, CA 95448-8175

Contingent - Show

\$5,250,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 323014883	DOM / CDOM: 473/473	Original Price: \$6,200,000
Beds: 2	On-Market: 03/15/23	Sold Price:
Baths T(F/P): 1(1/0)	Contingent: 06/27/24	Price per Sq Ft:
Apprx. Sq Ft:	Pending:	Unit/Block/Lot:
Lot Size: 55.0700 ac	Closed:	Subtype: Single Family Re
Heat: Central	Stories: 1	Pool: No
APN: 090-010-023-000	Year Built: 1954	Description: Detached
Cross Street: Mountain View Ranch	Association: No	\$0

Directions: Highway 101 North to Dry Creek Road Exit. West on Dry Creek Road to Lambert Bridge Road. **Broker Co-op:** 2.5
Lambert Bridge Road to West Dry Creek.

Public Remarks: 55 acres comprised of two legal parcels situated in the heart of Dry Creek Valley. 46 acres of producing vineyards planted to Merlot and Chardonnay. 2023 production was 309 tons total! County approved septic designs for both parcels have been completed. Multiple wells on the property provide agricultural and domestic water. Fantastic views in all directions from the proposed building sites in addition to hundreds of feet of Dry Creek frontage. This property has been in the same family for multiple generations. A rare land opportunity in a prime viticultural area that incorporates the most important features of Sonoma County.

2970 Thorn Rd, Sebastopol, CA 95472-5341

Contingent - No Show

\$3,299,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 324001018	DOM / CDOM: 191/191	Original Price: \$3,299,000
Beds: 4	On-Market: 01/06/24	Sold Price:
Baths T(F/P): 3(3/0)	Contingent: 07/15/24	Price per Sq Ft: \$1,207.10
Apprx. Sq Ft: 2733	Pending:	Unit/Block/Lot:
Lot Size: 12.2700 ac	Closed:	Subtype: Single Family Re
Heat: Central	Stories: 1	Pool: No
APN: 076-160-076-000	Year Built: 2006	Description: Detached
Cross Street: Kennedy	Association: No	\$0

Directions: Kennedy Rd to Thorn Rd. **Broker Co-op:** 2.5

Public Remarks: Gorgeous 12.25 view acres with 10 acres in ultra premium pinot vines is home to a custom 2200 sq.ft. Barn and 3 bedroom 2 bath single story home sited especially for capturing the surrounding panorama, exceptional panorama! The Barn, built in 2013, dazzles with artful finishes, a full kitchen, downstairs bath and a 1 bed unit upstairs. It is an entertainers masterpiece, a boutique wine makers laboratory, a Wine Country retreat! The primary home is immaculate, it's interior open, airy and spacious with 9 ft ceilings. There are walls of glass that showcase the sensational views, and still there's unobstructed privacy. Ample wine storage and bonus room are below. The niche vineyard is farmed organically and biodynamically and carries the prestigious DeLoach Maboroshi designate, recently claiming Sonoma County's 2022 coveted Harvest Fair Sweepstakes award! AG benefits super low PG&E expenses, high speed is fully available. Rare offering within Sebastopol's dynamic countryside shares company with other world class vineyards, nearby flower farm, orchards. So much of West County's bounty and a mere 4 miles to town & all conveniences.

Residential Client Stacking Summary Report

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9512 W Dry Creek Rd, Healdsburg, CA 95448-9128

Closed

\$4,600,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 323032212	DOM / CDOM: 112/112	Original Price: \$5,400,000
Beds: 2	On-Market: 06/06/23	Sold Price: \$4,600,000
Baths T(F/P): 2(2/0)	Contingent: 09/24/23	Price per Sq Ft: \$3,369.96
Apprx. Sq Ft: 1365	Pending: 10/12/23	Unit/Block/Lot:
Lot Size: 19.3000 ac	Closed: 10/24/23	Subtype: Single Family Re
Heat: Central,Wood Stove	Stories: 0	Pool: No
APN: 139-140-035-000	Year Built:	Description: Custom
Cross Street: Yoakim Bridge	Association: No	\$0

Directions: Dry Creek Road 7.6 mile, turn left onto Yoakim Bridge Rd .6 miles, turn right onto W Dry Creek Rd. 1 mile, destination will be on the right 440 ft. **Broker Co-op:** 2.5

Public Remarks: Escape to your own private oasis. This remarkable property offers an unparalleled combination of natural beauty, luxury amenities, and exquisite vineyard living. Situated on a 19.3+/- acres, two different parcels with dry creek meandering through the rear portion of the property and easily accessible from the house and party barn. Fully approved architectural & supporting documents for 3510+/- square foot new residence and pool. The vineyard is approximately 12.35+/- acres consisting of Cabernet and Zinfandel vines. The beautifully remodeled residence has a wraparound porch which is a perfect place to relax and enjoy the picturesque views of the surrounding hills and vineyards. Most memorable gatherings in the large party barn that has a stage for live performances. The property is professionally and beautifully landscaped with several raised bed vegetable gardens and many different varieties fruit trees and an olive tree grove. The Airstream trailer sits behind the barn and is being used as an additional living space for guests. This property is truly a wine country paradise and an opportunity of a lifetime.

4725 Dry Creek Rd, Healdsburg, CA 95448-9714

Closed

\$5,000,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 323027454	DOM / CDOM: 64/74	Original Price: \$5,900,000
Beds: 4	On-Market: 04/29/23	Sold Price: \$5,000,000
Baths T(F/P): 3(3/0)	Contingent: 06/16/23	Price per Sq Ft: \$1,592.36
Apprx. Sq Ft: 3140	Pending: 07/02/23	Unit/Block/Lot:
Lot Size: 32.2300 ac	Closed: 07/12/23	Subtype: Single Family Re
Heat: Central,Wood Stove	Stories: 1	Pool: Yes
APN: 090-210-031-000	Year Built: 1989	Description: Custom,Detache
Cross Street: Lambert Bridge Road	Association: No	\$0

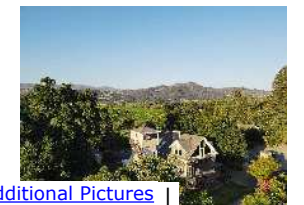
Directions: From 101 Hwy Exit on Dry Creek road. **Broker Co-op:** 2.5

Public Remarks: A lifestyle property with established income! Experience vineyard views from this wine country home located down a quiet lane just 5 +/- miles from Healdsburg & minutes away from well-renowned wineries. The property is set on 32+/- acres and has 27+/- acres of established vineyards. This income producing and profitable vineyard has been carefully farmed and historically produces between 70-100 tons of grapes, which translates into an estimated yearly gross income of \$220K-\$320K. The property also benefits from lower property taxes due to its Williamson Act contract. The beautiful single level home has been fully remodeled and features an open layout and large deck that captures panoramic views of the Dry Creek Valley. The pool & spa are ideally located to admire the sunset over the vineyards. A charming red barn lies in its own area away from the main home and also has its own entrance off of Dry Creek Road. The barn has also been fully updated and may be an ideal place for guest quarters, an office or a tasting room. Other amenities include a pickle ball court, a greenhouse, olive grove, fruit trees, a large wine cellar, garden beds, and much more. Come and experience what life in Wine Country is all about!

5797 Highway 128, Geyserville, CA 95441-9661

Closed

\$8,250,000



[Additional Pictures](#)

MLS Number: 323019009	DOM / CDOM: 185/185	Original Price: \$9,950,000
Beds: 7	On-Market: 04/03/23	Sold Price: \$8,250,000
Baths T(F/P): 5(5/0)	Contingent: 09/22/23	Price per Sq Ft: \$1,659.96
Apprx. Sq Ft: 4970	Pending: 10/22/23	Unit/Block/Lot:
Lot Size: 53.0000 ac	Closed: 12/11/23	Subtype: Single Family Re
Heat: Central,Heat Pump	Stories: 2	Pool: Yes
APN: 131-100-019-000	Year Built: 1906	Description: Detached
Cross Street: Alexander Valley Rd.	Association: No	\$0

Directions: Alexander Valley Road left on Highway 128. Travel 1/2 mile and property is on your left. **Broker Co-op:** 2.5

Public Remarks: This property presents all of the best features of Sonoma County in one complete package. 53 acres total, with 39 acres of revenue producing chardonnay vineyards. Among the property benefits are two lovely vintage homes, a newly constructed 3,500 s.f. barn/shop/offices with a 1,500 s.f. unfinished second floor which all contribute to the multi-family compound and agricultural/viticultural business operation. There is an additional barn for horse/livestock as well as associated corral area. Surrounding the homes, the property is fully landscaped with a wonderful pool, pool house, and entertainment area all overlooking the vineyards, Alexander Valley and beyond. The Russian River borders the Western boundary of the property creating more recreational space. This diverse property allows multiple uses and also presents many other alternatives for additional uses and business ventures. There is also a potential for several separate parcels.

Residential Client Stacking Summary Report

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2740 River Rd, Santa Rosa, CA 95492-6638

Closed

\$2,135,000



[Additional Pictures](#)

MLS Number:	323012719	DOM / CDOM:	335/335	Original Price:	\$2,850,000
Beds:	3	On-Market:	03/05/23	Sold Price:	\$2,135,000
Baths T(F/P):	3(2/1)	Contingent:	01/13/24	Price per Sq Ft:	\$561.40
Apprx. Sq Ft:	3803	Pending:	02/21/24	Unit/Block/Lot:	
Lot Size:	12.7800 ac	Closed:	02/27/24	Subtype:	Single Family Re
Heat:	Central,Fireplace (s),Gas	Stories:	1	Pool:	No
APN:	057-110-014-000	Year Built:	1980	Description:	Detached,Ranch
Cross Street:	Olivet Lane	Assocation:	No		\$0

Directions: From hwy 101 - Exit River road, Head east towards Guerneville, roughly 1.75 miles past Fulton road, property is located on southern side of river road. Look for Bialla Vineyards sign. **Broker Co-op:** 2.5

Public Remarks: Offered is a highly desirable 12.78 acre Premier Russian River Valley Estate comprising residence, producing vineyard and outbuildings. Surrounded by vineyards, the inviting ranch style home, set back from River Road for seclusion and privacy, is reached by passing over a creek and a row of twenty olive trees. The front porch affords excellent views of Mt. St. Helena and the Mayacamas Mountains. The residence features Italian tile flooring throughout the living areas, an expansive beamed ceiling living room, large primary bedroom suite with walk-in closet and Jack-and-jill bathroom, wine cellar, and solar electric system. The eleven acre +/- Chardonnay Vineyard, within the Russian River Valley and Sonoma Coast AVA wine appellations, has been professionally managed and under contract to an award winning winery for more than 16 years. Detached from the residence is a 1000 sq. ft. Operations Building with garage space for a truck or tractor, temperature controlled wine-making room, large shop, and equipment storage facility. The property incorporates a landscaped yard with lawn, bocce court and deck, and excellent water well. The estate is minutes to shopping and restaurants in Santa Rosa, Forestville and Healdsburg. <http://www.vineyard360.com/bialla-vineyard.html>

1976 Warm Springs Rd, Glen Ellen, CA 95442

Closed

\$7,200,000



[Additional Pictures](#)

MLS Number:	323022565	DOM / CDOM:	55/55	Original Price:	\$7,600,000
Beds:	4	On-Market:	04/15/23	Sold Price:	\$7,200,000
Baths T(F/P):	4(2/2)	Contingent:	04/23/23	Price per Sq Ft:	\$1,215.40
Apprx. Sq Ft:	5924	Pending:	06/09/23	Unit/Block/Lot:	
Lot Size:	115.0000 ac	Closed:	07/07/23	Subtype:	Single Family Re
Heat:	Central,Fireplace (s),Radiant	Stories:	2	Pool:	Yes
APN:	053-160-040-000	Year Built:	1983	Description:	Detached
Cross Street:	Highway 12	Assocation:	No		\$0

Directions: From town of Kenwood take Warm Springs Road to the property on left. Five minute drive. **Broker Co-op:** 2.50

Public Remarks: Remick Ridge Ranch. Stunning panoramic view 115+/- acre early California ranch-style 5924 +/- square foot rambling residence built with native stone and stucco surrounded by majestic olive and oak trees, gourmet kitchen, wine cellar and office, swimming pool, studio, two barns each with caretaker unit, two ponds, The ranch is located on a sun drenched ridge top bench land, accessed by a rock pillar gate and one mile paved road, massive olive trees at entrance to the ranch. Premier 23+/- Cabernet Sauvignon vineyards, 6+/- acres open land for additional vineyard plantings or horse/livestock pasture. Five legal parcels +/- for potential new main residences, caretaker units and winery. Native rock walls and Spanish moss laden oaks throughout. Walking and horse trails along a winter creek. The ranch is centrally located to Kenwood, Glen Ellen, Sonoma and Santa Rosa. Stunning views to Jack London State Park, Sonoma Mountain, Mount Taylor, Hood Mountain and San Pablo Bay. Minutes to world famous wineries and premium restaurants in the Sonoma Valley Wine Region.

11160 Los Amigos Rd, Healdsburg, CA 95448-9500

Closed

\$1,900,000



[Additional Pictures](#) | [Virtual Media](#)

MLS Number:	323009915	DOM / CDOM:	110/110	Original Price:	\$2,195,000
Beds:	4	On-Market:	03/08/23	Sold Price:	\$1,900,000
Baths T(F/P):	2(2/0)	Contingent:	05/19/23	Price per Sq Ft:	\$1,055.56
Apprx. Sq Ft:	1800	Pending:	06/26/23	Unit/Block/Lot:	
Lot Size:	24.4200 ac	Closed:	07/26/23	Subtype:	Single Family Re
Heat:	Central,Propane	Stories:	1	Pool:	No
APN:	086-170-031-000	Year Built:	1980	Description:	Detached,Ranch
Cross Street:	Limerick Lane	Assocation:	No		\$0

Directions: Los Amigos Road between Arata Lane and Limerick Lane. Property shares driveway entrance with three others. Stay to the right on driveway to 11160. **Broker Co-op:** 2.5%

Public Remarks: Best Healdsburg vineyard opportunity on the market today. The 24+/- acre property has remarkable potential with flexible DA20 (Diverse Agriculture) zoning, 11+/- productive vineyards, and the potential for a vacation rental if/when the Sonoma County Supervisors remove the current moratorium. The existing 1,800 +/- square foot home is clean and habitable. There is plenty of room to expand the house, turn part of the garage and workshop into an ADU, and add charm and grace to the ranch style home. Of course, there is room for a pool or almost any other outdoor amenity. There are wonderful vineyard and pastoral views from every room due to the house's perch on top of a hill in the middle of a prime vineyard area. The vineyards are contained within both Chalk Hill and Russian River appellations and include Chardonnay, Sauvignon Blanc, Pinot Noir, and a small amount of Petite Sirah. Block 1 has been fallow for two years and is ready for planting. Harvests have consistently been over 35 tons except for 2020 which suffered from smoke taint on some of the varieties. The sale includes all the farm equipment.