

Residential Client Stacking Summary Report

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22355 Chianti Rd, Geyserville, CA 95425-9701

Active

\$3,995,000



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MLS Number:	324043004	DOM / CDOM:	41/41	Original Price:	\$3,995,000
Beds:	3	On-Market:	06/05/24	Sold Price:	
Baths T(F/P):	3(3/0)	Contingent:		Price per Sq Ft:	\$974.39
Apprx. Sq Ft:	4100	Pending:		Unit/Block/Lot:	
Lot Size:	39.9800 ac	Closed:		Subtype:	Single Family Re
Heat:	Central,Fireplace (s),Radiant Floor	Stories:	2	Pool:	Yes
APN:	140-180-074-000	Year Built:	2004	Description:	Detached
Cross Street:	Canyon Rd.	Assocation:	No		\$0

Broker Co-op: 2.5

Directions: From Highway 101 take the Canyon Rd Exit. First right onto Chianti on west side of 101. Turn left into last entrance for Merrita Winery continue straight and stay to the right. Continue up the gravel road until you reach house at end of driveway.

Public Remarks: Welcome to this 40-acre Alexander Valley Wine Country home estate w/ vineyards & pool. Make your way up a private lane leading to the exquisite hilltop home, surrounded by 9 acres of Cabernet vines with w/360-degree views. Step inside & be awed by repurposed hand-cured wooden barn beams artistically integrated throughout. The inviting living room features a 2-story fireplace & a 20ft wall of windows overlooking the pool & the rolling hills. The kitchen is a chef's dream w/a Viking stove, soapstone countertops, a pantry, & stainless appliances. The west wing includes an entertaining room w/a bar & outdoor access to the pool area, 2 additional bdrms, bath, mud rm w/ laundry & bath. Make your way upstairs on a staircase constructed with repurposed wine tanks. The primary bedroom occupies the 2nd level, w/a spa-like bath, office & balcony overlooking the pool & vineyards. The backyard is an entertainer's oasis. Superb indoor-outdoor living through 2 sets of French doors. The 60 ft pool stretches the length of the home overlooking the lush vineyards. West side of the backyard features olive & fruit trees among raised garden beds. Complete privacy screened by Marietta Winery & 3 mins to Hwy 101, 7 mins to popular downtown Geyserville, & 15 mins to the trendy Healdsburg plaza!

23255 Chianti Rd, Geyserville, CA 95425-4256

Active

\$4,495,000



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

MLS Number:	324043196	DOM / CDOM:	41/41	Original Price:	\$4,495,000
Beds:	4	On-Market:	06/05/24	Sold Price:	
Baths T(F/P):	4(3/1)	Contingent:		Price per Sq Ft:	\$1,198.67
Apprx. Sq Ft:	3750	Pending:		Unit/Block/Lot:	
Lot Size:	58.8400 ac	Closed:		Subtype:	Single Family Re
Heat:	Central,Fireplace(s)	Stories:	2	Pool:	No
APN:	140-190-021-000	Year Built:	2010	Description:	Detached
Cross Street:	Canyon	Assocation:	No		\$0

Broker Co-op: 2.5

Directions: 101 N to Canyon Exit. Left on Canyon, right on Chianti. Home will be on your left.

Public Remarks: This remarkable chateau estate created and curated by the current owners is truly unique in the heart of Alexander Valley AVA appellation. We propose four parcelings" on this stunning 58 acre ranch located on the western slope of the valley. The first zone is a large noble residence designed to capture views from everywhere, and an easy in and out lifestyle to celebrate four seasons in Geyserville. The second zone is a generous 1,200 sq ft guest cottage/workshop with 2 bedrooms, 2 baths and office, formerly known as a social club where locals would gather. Third section is the 4 acre vineyard with Syrah, Malbec and Grenache.The vineyard fruits of late" were designated vintage at deLorimier Winery under the label Furlong Vineyard", as well as J Rickard's with his award winning Syrah. Also, for ranch management, a recently built 2,250 sq ft barn with plenty of storage, wine cellar, gym and garages. The fourth allocation is a stunning greenbelt dotted with open meadows and hillside fields. It will marvel you on walks, nature hikes, or as a horse ranch. All this less than 10 miles from downtown Healdsburg.

7750 Giusti Rd, Forestville, CA 95436

Active

\$5,499,000



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

MLS Number:	324028778	DOM / CDOM:	88/88	Original Price:	\$5,499,000
Beds:	10	On-Market:	04/19/24	Sold Price:	
Baths T(F/P):	10(8/2)	Contingent:		Price per Sq Ft:	\$631.78
Apprx. Sq Ft:	8704	Pending:		Unit/Block/Lot:	
Lot Size:	19.2100 ac	Closed:		Subtype:	Single Family Re
Heat:	Central	Stories:	2	Pool:	Yes
APN:	083-170-066-000	Year Built:		Description:	Attached
Cross Street:	Nolan	Assocation:	No		\$0

Broker Co-op: 2.5

Directions: Mirabel to Giusti Road

Public Remarks: Upon first arrival at the Giusti Ranch you will be immediately struck by its beauty and tranquility. Panoramic views of Mt St Helena to the East and lush forest and vineyard views to the West highlight this knoll top property that has been in the same family since 1870. The 9 acres of ultra premium Pinot Noir vines are in lucrative long term contract with acclaimed winery Kosta Browne, a cult Pinot Noir producer that won Wine Spectator's Wine of The Year award in 2011. The multiple residences include an updated 4 bedroom main home currently used as a popular vacation rental that brings in significant income. The main home has an open concept and a sparkling pool and hot tub with gorgeous views to the West. There is also a 3 bedroom farmhouse, 2 bedroom updated cottage, an updated 3600 sqft barn with studio, office building, and 700 case temp controlled wine storage. The location is fantastic, only a few minutes drive to downtown Forestville with all conveniences, 15 minutes to Sonoma County Airport, and 20 minutes to the Healdsburg Plaza. This is a rare opportunity to purchase a Sonoma County Legacy Ranch with substantial income and room for growth.

Residential Client Stacking Summary Report

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1636 Abramson Rd, Santa Rosa, CA 95401-4049

Active

\$2,500,000



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

MLS Number: 324019935	DOM / CDOM: 97/97	Original Price: \$2,500,000
Beds: 3	On-Market: 04/10/24	Sold Price:
Baths T(F/P): 4(2/2)	Contingent:	Price per Sq Ft: \$1,275.51
Apprx. Sq Ft: 1960	Pending:	Unit/Block/Lot:
Lot Size: 7.0600 ac	Closed:	Subtype: Single Family Re
Heat: Central	Stories: 1	Pool: No
APN: 034-101-015-000	Year Built: 1948	Description: Detached,Ranch
Cross Street: Guerneville	Association: No	\$0

Directions: Guerneville road to Abramson

Broker Co-op: 2.5

Public Remarks: This single-level gated estate is in the Russian River Appellation of Sonoma County. The 5.5 commercial vineyard is professionally managed and is under a multi-year contract. Step inside to discover wood-beamed ceilings and a cozy fireplace, creating a warm and inviting atmosphere. Tumbled marble floors lead you to a gourmet kitchen adorned with leathered granite and top-of-the-line appliances, perfect for culinary adventures. Entertain with ease in the great room concept, illuminated by skylights that bathe the space in natural light. Retreat to the primary suite, offering serene views of the vineyard and unparalleled relaxation. Work from home in style with a dedicated office area featuring built-in cabinetry. Outside, the resort-like living continues with an outdoor kitchen & a fenced yard enveloped by a sprawling lawn-ideal for hosting gatherings or enjoying peaceful moments in nature. Palm trees sway gently, adding to the tranquil ambiance. With 7 acres of land, including 5 acres planted to Pinot Noir, this property embodies the epitome of wine country living. Ample parking and a detached barn with a loft and bathroom offer versatility & convenience. This is more than a home; it's a lifestyle - where every detail exudes luxury and comfort.

1626 Abramson Rd, Santa Rosa, CA 95401-4049

Active

\$3,500,000



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

MLS Number: 324019920	DOM / CDOM: 97/97	Original Price: \$3,500,000
Beds: 4	On-Market: 04/10/24	Sold Price:
Baths T(F/P): 4(3/1)	Contingent:	Price per Sq Ft: \$951.86
Apprx. Sq Ft: 3677	Pending:	Unit/Block/Lot:
Lot Size: 10.1400 ac	Closed:	Subtype: Single Family Re
Heat: Central	Stories: 2	Pool: Yes
APN: 034-101-078-000	Year Built: 1999	Description: Detached
Cross Street: Guerneville	Association: No	\$0

Directions: Guerneville road to Abramson road

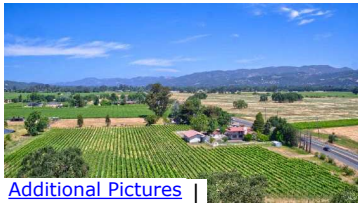
Broker Co-op: 2.5

Public Remarks: Welcome to your own slice of paradise nestled in the heart of wine country! This gated 10 acre vineyard estate is in the Russian River Appellation of Sonoma County. The 7-acre commercial vineyard is professionally managed & is under a multi-year contract. Step into luxury w/a fully remodeled main home boasting a gourmet kitchen, perfect for culinary adventures. Lose yourself in the charm of the library or elevate your productivity in the office w/built-in cabinetry. With an elevator for added convenience, every corner of this home exudes sophistication. Indulge in spectacular views from every window, inviting the splendor of nature indoors. Entertain effortlessly with a basketball and tennis court ensemble, complete with a delightful snack shack. The in-ground pool and fenced yard offer a private oasis, while the outdoor kitchen beckons for al fresco dining under the stars. With a detached 1-bedroom secondary unit for added versatility, a 5-car garage, and a circular driveway, convenience meets luxury at every turn. This home boasts zoned heating & cooling for year-round comfort, ensuring every moment is spent in blissful contentment. This is more than a home; it's a lifestyle. Don't miss your chance to call this magnificent estate yours-where every amenity and comfort awaits

20300 Arnold Dr, Sonoma, CA 95476-7803

Active

\$2,995,000



[Additional Pictures](#) |

MLS Number: 324007822	DOM / CDOM: 160/160	Original Price: \$3,100,000
Beds: 4	On-Market: 02/07/24	Sold Price:
Baths T(F/P): 3(3/0)	Contingent:	Price per Sq Ft: \$1,198.00
Apprx. Sq Ft: 2500	Pending:	Unit/Block/Lot:
Lot Size: 7.7300 ac	Closed:	Subtype: Single Family Re
Heat: Central,Fireplace (s),Propane,Wood Stove	Stories: 2	Pool: No
APN: 142-027-013-000	Year Built:	Description: Detached
Cross Street: Leveroni Road	Association: No	\$0

Directions: Arnold Drive to property, enter using the driveway located between the main house and the duplex, park behind the main house.

Broker Co-op: 2.5

Public Remarks: This Sonoma area 7.73 acre property is suitable for a family compound and or a multi unit rental income scenario, and has a 4 acre Pinot Noir vineyard. The main house was recently updated with new paint throughout the interior, refinished hardwood floors in the living room and den, updated lighting and new vanities in the bathrooms etc.. Live in the main house and rent out the other units, or rent them all and collect substantial monthly income. The main house is approximately 2,500 Sqft 4 bedrooms, 3 baths, 3 fireplaces, open kitchen, living room, den and office. There is a large 4 car garage with additional space. The one bedroom apartment has a beautiful vineyard view. The duplex consists of two units, each unit is approximately 1,000 SqFt with two bedrooms and one bath. Lots of outdoor spaces to enjoy gardening, mature fruit trees. bbq etc... The 4 acre Sonoma Coast AVA Pinot Noir vineyard is in full production. Close proximity to the Sonoma Plaza. An excellent 1031 exchange candidate. 7.73 acres total, Zoning AR3, may have the potential to be sub-divided into two parcels.

Residential Client Stacking Summary Report

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3701 Viking Rd, Santa Rosa, CA 95401-3840



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

MLS Number: 323051733	DOM / CDOM: 337/337	Original Price:	\$2,350,000
Beds: 4	On-Market: 07/26/23	Sold Price:	
Baths T(F/P): 3(3/0)	Contingent: 05/26/24	Price per Sq Ft:	\$973.17
Apprx. Sq Ft: 2050	Pending:	Unit/Block/Lot:	
Lot Size: 7.6300 ac	Closed:	Subtype:	Single Family Re
Heat: Fireplace(s),Natural Gas	Stories: 2	Pool:	No
APN: 057-040-071-000	Year Built: 1975	Description:	Detached
Cross Street: Olivet Rd	Association: No		\$0

Directions: Take River Road west from Hwy 101 to Olivet Rd south, approx. 1/4 mile turn left onto Viking Rd. **Broker Co-op:** 2.5

Public Remarks: Sonoma County Winery and Estate Property all in one!! This is an incredible opportunity to own and live at your own boutique winery in the Russian River Valley. This unique offering is comprised of 7.63 acres, with just over 5 -acres planted to award winning Cabernet vines. The main estate residence includes 2 bedrooms, 2 bathrooms and a loft; along with a separate apartment above the garage. The charming old world barrel room building is perfect for tastings, dinners and also includes a studio living unit upstairs. All complete with a separate bottling and case storage building, with an expansive loggia, outdoor kitchen and bocce-ball court. This sale includes a 500-case winery permit!

26495 Asti Rd, Cloverdale, CA 95425



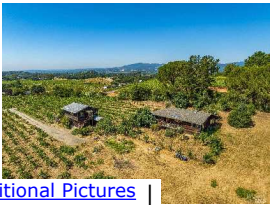
[Additional Pictures](#) | [Virtual Media](#)

MLS Number: 323006553	DOM / CDOM: 199/199	Original Price:	\$2,999,000
Beds: 7	On-Market: 02/06/23	Sold Price:	\$2,550,000
Baths T(F/P): 5(5/0)	Contingent: 06/24/23	Price per Sq Ft:	\$476.99
Apprx. Sq Ft: 5346	Pending: 09/09/23	Unit/Block/Lot:	
Lot Size: 15.8100 ac	Closed: 10/17/23	Subtype:	Single Family Re
Heat: Central,Fireplace (s),Wood Stove	Stories: 2	Pool:	No
APN: 118-030-002-000	Year Built:	Description:	Ranchette/Count
Cross Street: Asti Store Road	Association: No		\$0

Directions: Geyserville Highway 101 to Asti Store Road turn left onto Asti Road property half mile on left. **Broker Co-op:** 2.50

Public Remarks: Enchanting 1912 colonial estate residence on 15.81+/- bucolic acres in Northern Sonoma County renowned Alexander Valley Wine Appellation. Fabulous views overlooking vineyards, valley & Russian River. This stately residence played a prominent role in the rich history of Asti and the Italian Swiss Colony Winery. It served as the headquarters, living quarters and entertainment center for the winery. Numerous dignitaries and even royalty were entertained there. The property features guest house, caretaker's cottage, equipment storage barn, several outbuildings, two parcels 6.07 & 9.74 ac, gorgeous gardens and seven acres +/- planted to premium cabernet sauvignon vineyards. Potential for winery. Located on a quiet country lane. Minutes to Geyserville, Cloverdale, Healdsburg and Lake Sonoma.

833 Limerick Ln, Healdsburg, CA 95448-9509



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

MLS Number: 323900346	DOM / CDOM: 49/49	Original Price:	\$1,879,000
Beds: 2	On-Market: 08/24/23	Sold Price:	\$1,860,000
Baths T(F/P): 1(1/0)	Contingent: 09/22/23	Price per Sq Ft:	\$932.33
Apprx. Sq Ft: 1995	Pending: 10/12/23	Unit/Block/Lot:	
Lot Size: 8.7600 ac	Closed: 10/20/23	Subtype:	Single Family Re
Heat: Baseboard,Electric,Wood Stove,Other	Stories: 1	Pool:	No
APN: 086-080-049-000	Year Built: 1980	Description:	Detached,Ranch
Cross Street: Old Redwood Highway	Association: No		\$0

Directions: Old Redwood Highway to Limerick Lane; property is up private driveway. **Broker Co-op:** 2.50

Public Remarks: Moments from Healdsburg's posh historic plaza where farm-to-table restaurants, art galleries, & shopping boutiques entertain, this incredible 8.76-acre opportunity is a sun-kissed rural paradise - perfect for Wine Country-living dreams. Complete with a 5-acre Zinfandel vineyard and breathtaking 360-degree views, enjoy Anacleto Vineyards' rustic charms with the 2 bedroom/1 bath main ranch house, well house with generator, the 1 bedroom/1 bath above-garage guest escape, storage shed, and eco-conscious solar fittings. Alternatively, choose to start fresh, allowing you to construct a favorite architectural design of show-stopping curb appeal. Create vistas for entertaining, dining, and hosting visiting friends, while the property invites ideas for sun gardens, a pool, morning strolls to your property's seasonal creek, and dinners with views of the vines. Nearby, Route 101 leads to commuter destinations and shops, while outdoor adventures including hiking, cycling, and river floats await.

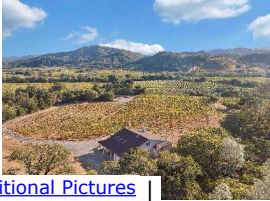
Residential Client Stacking Summary Report

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8320 Dry Creek Rd, Geyserville, CA 95441

Closed

\$2,800,000



[Additional Pictures](#)

MLS Number: 323917099	DOM / CDOM: 9/9	Original Price: \$2,995,000
Beds: 2	On-Market: 10/09/23	Sold Price: \$2,800,000
Baths T(F/P): 2(2/0)	Contingent: 10/18/23	Price per Sq Ft: \$1,931.03
Apprx. Sq Ft: 1450	Pending: 10/18/23	Unit/Block/Lot:
Lot Size: 26.7800 ac	Closed: 12/01/23	Subtype: Single Family Re
Heat: Central	Stories: 1	Pool: No
APN: 139-130-041-000	Year Built: 1995	Description: Detached
Cross Street: Dutcher Creek	Association: No	\$0

Directions: Dry Creek Rd just before Dutcher Creek on the right.

Broker Co-op: 2.5

Public Remarks: One of kind hillside property in the Dry Creek Valley with 6 1/2 acres of vineyard planted to zinfandel, a 2 bedroom 2 bath home, and panoramic views of hills and the valley floor below. This home offers hardwood floors, high ceilings, an open floor plan and tons of natural light. Come and enjoy your own piece of the wine country with easy access to Lake Sonoma, wineries and downtown Healdsburg.

1805 Dry Creek Rd, Healdsburg, CA 95448

Closed

\$4,350,000



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

MLS Number: 323042105	DOM / CDOM: 33/33	Original Price: \$4,950,000
Beds: 2	On-Market: 07/05/23	Sold Price: \$4,350,000
Baths T(F/P): 3(2/1)	Contingent: 08/16/23	Price per Sq Ft: \$2,323.72
Apprx. Sq Ft: 1872	Pending: 08/23/23	Unit/Block/Lot:
Lot Size: 27.3400 ac	Closed: 09/07/23	Subtype: Single Family Re
Heat: Central,Gas,Propane, Radiant Floor	Stories: 2	Pool: Yes
APN: 089-020-002-000	Year Built:	Description: Attached,Custo
Cross Street: Abel Way	Association: No	\$0

Directions: Hwy 101 to Dry Creek Rd. Access road is Abel Way, access road off of Dry Creek Rd. is easy to miss, located between Comstock Winery and Wilson Winery on east side of Dry Creek Rd. Stay left at fork and drive to end of road which opens onto property.

Broker Co-op: 2.5

Public Remarks: A sanctuary in Dry Creek Valley less than 10 minutes to Healdsburg. Dwell-style residence, completely renovated in 2022 by Juancarlos Fernandez of Signum Architecture, features stunning contemporary aesthetic & highly sophisticated interiors. Hem-Fir siding paired with painted metal corrugated siding, expansive Ipe decks overlooking Josh Chandler designed garden scape. Private and serene with an incredible in-the-vines" perspective, this property is the perfect cover for DWELL. Newly renovated residence, 2BR on main level plus loft office, towering ceilings, walls of glass, bi-fold doors with screens, wide-plank oak floors, open floorplan unites indoor-outdoor amenities, wide terraces, pool, lawn, hot tub and bocce. A charming 1100 s.f Barn set in a grove of towering fir offers accommodations for guests, or a perfect place for a private studio. Newly built garage & workshop/storage, delightful orchard and raised garden beds, 7 acre Old-vine Zin leased vineyard, flat to rolling topography on a pristine hilltop setting. An enduring environment that epitomizes a lifestyle that invites you to stay a while. Best Dry Creek Valley location, close to town, shopping, wineries, popular cycling routes, & abundant wine country amenities. Move-in ready, nothing to do, just imagine.

6267 Dry Creek Rd, Healdsburg, CA 95448

Closed

\$5,900,000



[Additional Pictures](#)

MLS Number: 323053112	DOM / CDOM: 13/13	Original Price: \$5,950,000
Beds: 3	On-Market: 08/02/23	Sold Price: \$5,900,000
Baths T(F/P): 4(4/0)	Contingent: 08/23/23	Price per Sq Ft:
Apprx. Sq Ft:	Pending: 08/31/23	Unit/Block/Lot:
Lot Size: 20.0000 ac	Closed: 09/08/23	Subtype: Single Family Re
Heat: Central,MultiZone,Pro pane	Stories: 1	Pool: Yes
APN: 090-240-035-000	Year Built: 1988	Description: Custom,Luxury
Cross Street: Canyon	Association: No	\$0

Directions: Hwy 101 To Dry Creek Rd. NOTE: Gated entrance at address 6267, GPS directions misguide you to neighboring driveway at 6255 Dry Creek.

Broker Co-op: 2.5

Public Remarks: Gracious residential estate atop a scenic ridgeline overlooking Healdsburg's renowned Dry Creek Valley features a relaxed elegance & refined style inspired by the east coastal vibe of the Hamptons. Interiors feature casual and calm soft white tones, custom millwork, vaulted beamed ceilings and beautiful casement windows that frame expansive vineyard/valley views and bathe the rooms in natural light. Well-proportioned rooms and purposeful spaces, broad Ipe wood decking, majestic views, and terraced garden pathways unite indoor-outdoor living. Versatile Great Room features multiple conversation areas creating intimate space for entertaining and relaxed media area. Updated open-style kitchen w/fireplace elevates country dining with farmhouse charm, walk-in pantry, generous storage, counter space, breakfast bar seating and cozy window nook overlooking lush park-like grounds. Delightful, enclosed summer porch adjoins kitchen and small home office located just off the kitchen providing a quiet workspace. A broad hallway connects to the spacious primary suite and two additional guest ensuite bedrooms with private terrace access. Delightful barn/4-car garage features a tree-top guest apt. w/ viewing deck. Pool, terrace, lawn, hot tub, sport court, fenced garden, 4 Cab vineyard. PV-Solar

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6255 Dry Creek Rd, Healdsburg, CA 95448-8101

Closed

\$12,688,000



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

MLS Number:	323905270	DOM / CDOM:	261/261	Original Price:	\$15,000,000
Beds:	7	On-Market:	08/30/23	Sold Price:	\$12,688,000
Baths T(F/P):	10(8/2)	Contingent:	04/08/24	Price per Sq Ft:	\$1,153.98
Apprx. Sq Ft:	10995	Pending:	05/17/24	Unit/Block/Lot:	
Lot Size:	50.0000 ac	Closed:	05/20/24	Subtype:	Single Family Re
Heat:	Fireplace (s),MultiUnits,Radiant ,Solar Heating	Stories:	2	Pool:	Yes
APN:	090-240-036-000	Year Built:	2005	Description:	Custom,Detache
Cross Street:	Canyon Road	Assocation:	No		\$0

Directions: Hwy 101 North to Dry Creek Road

Broker Co-op: 3.0

Public Remarks: This 50+/-acre Wine Country Manor was designed and constructed in the finest European tradition; taking full advantage of the topography to achieve a tranquility and quiet celebration of life that is almost beyond description. The sophisticated and elegant seven-bedroom home, recently redesigned and expanded by renowned architect Aleck Wilson, enjoys sweeping unobstructed panoramic vineyard views of the Dry Creek Valley floor and low hills to the south. There is a large two-story rustic style barn designed by Howard Backen, with an additional bedroom suite and fully equipped gym on the top floor. And plenty of room for large scale entertaining below. Other amenities include a mature six-acre Cabernet Sauvignon vineyard, divine farm-to-table fruit and vegetable garden, enchanting outdoor children's entertainment complex, verdant lawns, extensive hillside trails, and, for the car collector, an automobile lift, and front/back garage door access off the circular driveway, to best display one-of-a-kind vehicles. Perhaps most notable among the countless amenities is an elaborate fire suppression system that has been designed and installed to further enhance the peace of mind engendered by this captivating Wine Country Estate.

2989 Napa Rd, Sonoma, CA 95476-9518

Closed

\$3,000,500



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

MLS Number:	323015997	DOM / CDOM:	183/183	Original Price:	\$3,200,000
Beds:	4	On-Market:	03/27/23	Sold Price:	\$3,000,500
Baths T(F/P):	3(3/0)	Contingent:	09/27/23	Price per Sq Ft:	\$861.97
Apprx. Sq Ft:	3481	Pending:	10/19/23	Unit/Block/Lot:	
Lot Size:	16.7600 ac	Closed:	10/24/23	Subtype:	Single Family Re
Heat:	Fireplace(s),Pellet Stove,Wall Furnace	Stories:	1	Pool:	No
APN:	126-102-013-000	Year Built:		Description:	Ranchette/Count
Cross Street:	Burndale Rd	Assocation:	No		\$0

Directions: From Sonoma, drive east on Napa Rd past Burndale. Property on right side of road.

Broker Co-op: 2.5

Public Remarks: 16+ acre Equestrian Estate including Ranch House, Guest Unit and Vineyards in the heart of wine country! The 3 bed 2 bath ranch home is bright and cheerful with a full wall of windows overlooking the equestrian facility and vineyard views beyond. wide plank Wood flooring in the living room and bedrooms. A brand new roof on house and guest unit, 4 bedroom septic system recently installed, and additional 3000 gallon water tank. The house is ready for you to move in or reimagine to suite your needs as your home or income property. Attached caretaker's unit with 1 bed 1 bath, kitchen, large living room and enclosed sunporch. Successful horse boarding and training facility features 3 barns with stalls and turnouts for 24+ horses, indoor and outdoor arenas, and eurociser. Two tack rooms, hay barn and several outbuildings keep things tidy during clinics and events. Enjoy the 8+/- acre vineyards, currently leased to a well known winery. Spacious grounds for extensive gardens, entertaining and room for a pool. Greenhouse, vintage boxcars, carriage house. Need even more space? Neighboring 6+/- acre lot available separately. Easy access to Sonoma Plaza, Napa and San Francisco. This is wine country living at it's best!