

Commercial Sale Client Stacking Summary Report

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24691 Dutcher Creek Rd, Cloverdale, CA 95425-9742

Active

\$7,950,000



[Additional Pictures](#) |

| | | |
|------------------------------|----------------------------|------------------------------------|
| MLS Number: 324007332 | DOM / CDOM: 163/163 | Original Price: \$7,950,000 |
| Current Use: | On-Market: 01/27/24 | Sold Price: |
| Zoning: | Contingent: | Price per Sq Ft: \$467.65 |
| Approx. Sq Ft: 17000 | Pending: | Unit/Block/Lot: |
| Lot Size: 108.9300 ac | Closed: | Broker Co-op: 2.5 |
| APN: 139-050-021-000 | Year Built: | Stories: 0 |
| Location: | GSI: \$ | NOI: \$ |
| Net Rent-Sq Ft: 0 | Total Units: 0 | Number Buildings: 0 |
| Number Offices: 0 | Number Tenants: 0 | Number Restrooms: 0 |
| Building Features: | | |

Directions: North on 101, take Dry Creek Rd./Healdsburg Exit into Dry Creek Valley, Right on Dutcher Creek, Left into property.
Public Remarks: Seize the extraordinary chance to become the proud owner of a coveted slice of the renowned Dry Creek Valley! Nestled on approximately 109 acres, this exquisite property boasts 17 acres of planted vineyards, winery, cave, inviting tasting room, and breathtaking building sites. It's a unique opportunity with infrastructure in place, 30,000 Case wine permit. Immerse yourself in the allure of Dry Creek Valley AVA as you enjoy the scenic beauty around the picturesque pond, savoring the exceptional wines. This property isn't just an investment; it's an invitation to create your own remarkable family estate. Take advantage of the wine production facility equipped with gravity flow system from crush pad to fermentation area to barrel room to cave. The public tours and tastings add an extra layer of appeal, making this an unparalleled opportunity to blend lifestyle and business seamlessly. Elevate your experience in the heart of wine country and make this property the canvas for your vision.

4855 Petrified Forest Rd, Calistoga, CA 94515

Active

\$10,000,000



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

| | | |
|--|----------------------------|-------------------------------------|
| MLS Number: 323916202 | DOM / CDOM: 274/274 | Original Price: \$10,995,000 |
| Current Use: Light Manufacturing, | On-Market: 10/16/23 | Sold Price: |
| Zoning: | Contingent: | Price per Sq Ft: \$500.00 |
| Approx. Sq Ft: 20000 | Pending: | Unit/Block/Lot: |
| Lot Size: 120.0000 ac | Closed: | Broker Co-op: 2.5 |
| APN: 120-200-090-000 | Year Built: | Stories: 0 |
| Location: | GSI: \$ | NOI: \$ |
| Net Rent-Sq Ft: 0 | Total Units: 0 | Number Buildings: 6 |
| Number Offices: 2 | Number Tenants: 0 | Number Restrooms: 0 |
| Building Features: | | |

Directions:
Public Remarks: Not only world famous for award winning wines, Hans Fahden, an 120 acre Sonoma Winery, is equally famous as a world class wedding venue. Permitted for 50 Weddings per year, this 3,000 case winery permit can expand to 19,000 cases. These two income streams can be augmented by a potential 100,000 gallon vinegar business.* Subdivided into 6 separate parcels, it has 19 plantable acres plus three separate ponds. The income potential is unlimited.

Land Client Stacking Summary Report

powered by BAREIS MLS

5610 Dry Creek Rd, Healdsburg, CA 95448-8210

Closed

\$8,100,000



| | | | | | |
|-----------------------|----------------------------|--------------------|--|------------------------|--------------------|
| MLS # | 323922533 | DOM / CDOM: | 111/111 | Original Price: | \$9,500,000 |
| Acres: | 24.2600 | On-Market: | 11/01/23 | Sold Price: | \$8,100,000 |
| Lot Size: | 24.2600 ac | Contingent: | 01/21/24 | Price per Acre: | \$333,883 |
| Number Lots: | 0 | Pending: | 02/20/24 | Unit/Block/Lot: | |
| Zoning: | | Closed: | 03/08/24 | Electric: | Electric Available |
| Sewer: | Septic Tank | Water: | Private Well | Broker Co-op: | 2.5 |
| Topography: | Agricultural Leveled,Level | Electric: | Electric Available / Electricity To Site | | |
| Irrigation: | Well | Utilities: | Underground Utilities | | |
| Fencing: | Partial | Road Care: | | | |
| Road Frontage: | County Road | | | | |

[Additional Picture](#) |

Directions: Dry Creek Road to Property

Public Remarks: At 5610 Dry Creek Road, the farming ethos extends beyond the vineyards to include the well-being of our animals and plants. With a 40,000 case winery use permit, the winery site (building envelope in place to build the production facility) is an ideal destination for wine enthusiasts and industry professionals alike. The property features two distinctly different tasting rooms totaling 4,100+/- SF, providing a spacious and inviting atmosphere for guests to indulge in the finest wines the region has to offer. Surrounded by breathtaking views, the winery estate boasts 13+/- acres of meticulously maintained estate vineyards. In addition to its production potential, the property holds a coveted hospitality and event permit, allowing for up to 30 events up to 30 events per year of up to 200 guests. Whether it's an intimate gathering or a grand celebration, the property provides a picturesque backdrop for weddings, corporate events, and other special occasions. This is truly one of the most romantic locations to showcase your finest wine ambitions. The riverfront setting adds an enchanting touch, creating a serene ambiance that will leave a lasting impression on guests. Business, brands, inventory avail under sep. negotiation and the business gross revenue nearly \$7M annual.

Presented by: David Ashcraft CA DRE License #01298680, 707-634-7796

Vintroux CA DRE License #01298680, 707-634-7796

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Residential Client Stacking Summary Report

powered by BAREIS MLS

2335 West Dry Creek Rd, Healdsburg, CA 95448-8228

Active

\$4,500,000



| | | | | | |
|----------------------|----------------------------|--------------------|----------|-------------------------|------------------|
| MLS Number: | 324048354 | DOM / CDOM: | 20/20 | Original Price: | \$4,500,000 |
| Beds: | 3 | On-Market: | 06/26/24 | Sold Price: | |
| Baths T(F/P): | 5(3/2) | Contingent: | | Price per Sq Ft: | |
| Apprx. Sq Ft: | | Pending: | | Unit/Block/Lot: | |
| Lot Size: | 32.5100 ac | Closed: | | Subtype: | Single Family Re |
| Heat: | Central,MultiZone,Pro pane | Stories: | 2 | Pool: | No |
| APN: | 089-180-021-000 | Year Built: | 2000 | Description: | Detached |
| Cross Street: | Westside Rd. | Assocation: | No | Broker Co-op: | 2.5 |

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

Directions: Highway 101 North, take exit 503, Central Healdsburg exit. Take the 4th exit from the roundabout onto Westside Rd. Turn right on W. Dry Creek Rd. and go for 2.3 miles. Turn left onto Brack Rd. and follow the signs and GPS to 1900 Jameson Rd.(aka 2335 W. Dry Creek)

Public Remarks: Indulge your dreams in this picturesque 32.5 acre vineyard & winery estate nestled in Healdsburg's famed Dry Creek Valley. This quaint residential compound, with approximately 8 acre vineyard & 3000 case wine production facility, offers authentic wine country living with an incredible in-the-vines perspective, just 15 minutes to town. A well-designed two-level residence features a classic farmhouse aesthetic with board & batten exteriors, porches, patios, meandering gardens, inviting hot tub & interiors that exude a relaxed elegance & warm hospitality. The Residence overlooks the vineyards & private pond. On the main floor, you'll find a private office, intimate den, living room with fireplace, half bath & spacious eat-in country kitchen. Upstairs, the primary bedroom suite & guest ensuite bedrooms offer quiet & restful accommodations with tranquil views over the vineyards to Mt. St. Helena in the distance. Embracing the entry courtyard is a detached 2-car Garage Barn with 3rd bedroom & bath above, affording guests a room with a view. Additional amenities include a separate light-filled art studio, office or fitness room & half-bath above the Barrel Barn. Abundant garden & prolific fruit orchard. An enduring environment & lifestyle that invites you to stay a while.

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Residential Client Stacking Summary Report

powered by BAREIS MLS

4900 W Dry Crk, Healdsburg, CA 95448

Active

\$15,000,000



[Additional Pictures](#) |

| | | | | | |
|----------------------|-----------------|---------------------|----------|-------------------------|------------------|
| MLS Number: | 324040331 | DOM / CDOM: | 52/52 | Original Price: | \$15,000,000 |
| Beds: | 0 | On-Market: | 05/25/24 | Sold Price: | |
| Baths T(F/P): | 1(1/0) | Contingent: | | Price per Sq Ft: | \$1,116.57 |
| Apprx. Sq Ft: | 13434 | Pending: | | Unit/Block/Lot: | |
| Lot Size: | 43.0800 ac | Closed: | | Subtype: | Single Family Re |
| Heat: | Central | Stories: | 2 | Pool: | No |
| APN: | 090-120-041-000 | Year Built: | 1987 | Description: | Full,Ranchette/C |
| Cross Street: | Wine Creek Road | Association: | No | | \$0 |

Directions: Highway 101 to W Dry Creek go to Lambert Bridge turn left go to W Dry Creek Road turn right. **Broker Co-op:** 2
Property half mile on the right.

Public Remarks: Dry Creek Valley winery opportunity. Quivira & LaFollette Winery & Vineyards. 10,434 +/- sq ft production facility. Nestled on 43 +/- picturesque acres, proudly boasts a place among the world's Top 100 Wines. 25,000 case winery permit and open to the public tastings. Inventory and equipment included. Delight in renowned Zinfandel, Sauvignon Blanc, and Rhone varietals, meticulously nurtured on 30 +/- certified organic vineyard acres. Experience the seamless fusion of extraordinary taste and environmental responsibility. Quivira Vineyards beckons you to embark on a journey to unparalleled quality. Your gateway to sustainable luxury and globally recognized excellence awaits. Organic vegetable farm and picnic grounds. Beautiful two story 3300 sq ft redwood barn. Three APN's 2.14, 15.58 & 25.36 acres +/- . Half Mile Dry Creek frontage. Wine Creek-Coho and Steelhead restoration project runs along the ranch. Poten. for multiple estate homes. Quivira is minutes to Dry Creek Country Store, Downtown Healdsburg, Sonoma County Airport and Lake Sonoma.

1290 Dry Creek Rd, Healdsburg, CA 95448

Active

\$19,750,000



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

| | | | | | |
|----------------------|----------------------|---------------------|----------|-------------------------|------------------|
| MLS Number: | 324035181 | DOM / CDOM: | 62/62 | Original Price: | \$19,750,000 |
| Beds: | 4 | On-Market: | 05/15/24 | Sold Price: | |
| Baths T(F/P): | 6(6/0) | Contingent: | | Price per Sq Ft: | \$748.96 |
| Apprx. Sq Ft: | 26370 | Pending: | | Unit/Block/Lot: | |
| Lot Size: | 17.2600 ac | Closed: | | Subtype: | Single Family Re |
| Heat: | Central,Fireplace(s) | Stories: | 2 | Pool: | No |
| APN: | 089-040-032-000 | Year Built: | 2016 | Description: | Luxury |
| Cross Street: | Provence Lane | Association: | No | | \$0 |

Directions: Hwy 101 to Dry Creek Road turn left go one 1.3 mile to property on the left. **Broker Co-op:** 2.0

Public Remarks: Embark on a prestigious winemaking journey in the heart of Dry Creek Valley with this exceptional winery estate. Built in 2016, this property encompasses a 20,070 SQ/FT winery and production facility, permitted for 26,920 total SQ/FT with potential expansion, alongside a luxurious 6,310 +/- SQ/FT residence/guest retreat. With a coveted 35,000 case per year production permit and included winery equipment & tanks, indulge in the art of winemaking effortlessly. Entice guests with a welcoming tasting room, open to the public, seamlessly blending indoor and outdoor spaces event spaces permitted for a total of 22 +/- events up to 200 persons per event annually. Spanning across 17.26 +/- acres with two assessor parcels, including 10.5 +/- acres of premier estate-planted vineyards with a legacy 100+/- year Old Vine Zinfandel block, this estate embodies the rich heritage of Sonoma County winemaking. Additional highlights include a commercial kitchen, outdoor pizza oven, owned solar systems, and a comprehensive fire suppression system, ensuring safety and sustainability. Don't miss this rare opportunity to own a piece of wine country history and create your own legacy in the esteemed Dry Creek Valley AVA. Minutes to Healdsburg, Dry Creek Country Store and Lake Sonoma.

5561 Sonoma Mountain Rd, Santa Rosa, CA 95404

Active

\$10,900,000



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

| | | | | | |
|----------------------|-------------------------------|---------------------|----------|-------------------------|------------------|
| MLS Number: | 324042373 | DOM / CDOM: | 43/43 | Original Price: | \$10,900,000 |
| Beds: | 4 | On-Market: | 06/03/24 | Sold Price: | |
| Baths T(F/P): | 4(3/1) | Contingent: | | Price per Sq Ft: | \$3,318.11 |
| Apprx. Sq Ft: | 3285 | Pending: | | Unit/Block/Lot: | |
| Lot Size: | 55.1300 ac | Closed: | | Subtype: | Single Family Re |
| Heat: | Central,Fireplace (s),Propane | Stories: | 1 | Pool: | Yes |
| APN: | 049-030-010-000 | Year Built: | 2019 | Description: | Detached,Ranch |
| Cross Street: | Sonoma Ridge Road | Association: | No | | \$0 |

Directions: Highway 12 to Bennet Valley Road to Sonoma Mountain Road to 5561 Sonoma Mountain Road on **Broker Co-op:** 2.50 the right.

Public Remarks: Welcome to bucolic Belden Estate & Vineyard Ranch! Enjoy resplendent living amongst the magnificent rustic charm of a premium vineyard setting and Farm House residence with 4 bedrooms and 3.5 bathrooms, a separate guest unit, and an alluring in-ground swimming pool that overlooks the award-winning vineyard. A separate Farm worker residence is nestled near a refurbished 1908 dance and hospitality hall-barn. A timeless, classic redwood barn, built c.1870's, sits serenely upon the hill above and is also home to an owl resident. Additionally, the property has approved architectural plans for a 10,941 sq.ft winery building & tasting facility, as well as a 3,033 sq.ft hospitality-creamery facility. The estate holds vested permits for producing up to 10,000 cases of wine and processing up to 10,000 pounds of cheese, both by appointment only. There are 20 acres of vineyards with premium Pinot Noir, Chardonnay and other varietals along with an additional 10 acres available for planting. There are also 3.5 acres of fresh produce in cultivation, a 1.5 acre fruit orchard, and an 18-acre-foot reservoir. The estate is adjacent to North Sonoma Mountain Regional Park. Belden Estate & Vineyards Ranch is ideal for wine & food events, hospitality ventures, making it a versatile & unique property!

Residential Client Stacking Summary Report

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990 Cavedale Rd, Sonoma, CA 95476-3045

Active



\$6,195,000



[Additional Pictures](#) |

| | | |
|------------------------------|------------------------------|------------------------------------|
| MLS Number: 321003418 | DOM / CDOM: 1211/1211 | Original Price: \$8,495,000 |
| Beds: 4 | On-Market: 02/11/21 | Sold Price: |
| Baths T(F/P): 4(4/0) | Contingent: | Price per Sq Ft: \$1,078.70 |
| Apprx. Sq Ft: 5743 | Pending: | Unit/Block/Lot: |
| Lot Size: 35.0000 ac | Closed: | Subtype: Single Family Re |
| Heat: Central | Stories: 2 | Pool: Yes |
| APN: 056-051-006-000 | Year Built: 1994 | Description: Luxury |
| Cross Street: Hwy 12 | Association: No | \$0 |

Directions: Hwy 12 to Cavedale Road; go east up Cavedale Rd exactly 1 mile to gated entry. **Broker Co-op:** 2.5%

Public Remarks: Petroni Vineyards Estate Winery. Sought-after Moon Mtn AVA. Mountain-top Estate Tuscan style with Italianate Villa style home, 4,200 winery, 12-acre vineyard, 17,895 sq. ft. of magnificent wine caves and olive orchards. Private and secluded property with dramatic views. Bring your buyer who has a passion for wine and loves Italian Architecture. Property is one easy mile (3-4 minutes) up Cavedale Road from Hwy 12, so close to town for a setting and seclusion that is a world away. Olive press, some miscellaneous winery equipment and all farming equipment (per schedule) is included in price.