

# Sonoma Mountain Vineyard Estate



**\$ 3,775,000**



**5445 Sonoma Mountain Rd, Santa Rosa, CA 95404**

**WEB: [5445SonomaMountainRd.com](http://5445SonomaMountainRd.com)**

- » **Beds:** 3 | **Baths:** 3 Full, 1 Half
- » **MLS #:** 21908830
- » Single Family | 2,460 ft<sup>2</sup> | Lot: 24.59 acres
- » Award-winning vineyard scoring over 98 points
- » Over 24 acre estate with 11.3+ acres of premium vineyard and 3 horse stable.
- » Main residence is 2,460+ sqft, 3 bedroom/3.5 bathroom with soaring ceilings and breathtaking views.
- » The guest unit is 1,333+ sqft, 1 bedroom/1 bathroom with a 3 car garage.

QR Code



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Your story begins down this olive tree lined drive beside a tranquil recreational pond and leads to your very own award-winning vineyard. This unique 24+/- acre estate presents 11.8+/- acres of premium vineyard, luxury residences with magnificent views and 3 horse stable. The main residence is spanning over 2460+/- sf, 3bd/3.5ba, soaring ceilings and breathtaking views. The office/guest suite is 1333+/- sf, 1bd/1ba with a 3 car garage and more!

The estate consists of 11.8 acres of premium varietals: Pinot Noir (7.725 ac), Chardonnay (2.908 ac) and Syrah (1.17 ac). This unique vineyard produces exceptional wines consistently scoring 98+ pts and sold to the finest wine makers and restaurants. Imagine entertaining and pouring your own wines at your own vineyard! Borders the Sonoma Mountain Regional Park and Open Space Preserve, privacy and tranquility abound. The park includes hiking and horse trails through forest and grasslands. The property is zoned Land Intensive Agriculture (LIA) and falls under the coveted Williamson Act. The prolific well produces endless possibilities for agriculture and personal use. Located in the heart of wine country; minutes away from Glen Ellen, Kenwood and Santa Rosa. The story continues as your new chapter begins, owning 5445 Sonoma Mountain Vineyard Estate.

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