



"Uniquely Qualified..."



- ↪ **Beautiful 20 acre parcel in the Dry Creek Valley AVA with approx 6.0 acre Zinfandel Vineyard on resistant root stock and additional acres plantable to vineyard. Grapes are currently in contract with award-winning winery.**
- ↪ **Enjoy incredible views of the valley from the 3309 sq. ft. home. 4 bedroom/4.5 Bath. Dining room, living room, family room, recreation room, air conditioning, gas fireplace. Currently used as a vacation rental.**
- ↪ **Pristine swimming pool/spa offers a great place to relax on your wine country estate.**
- ↪ **Second home is 3 bedroom/2 bath with a detached garage. Great for guests, ranch manager or income property.**
- ↪ **Possible winery site with Dry Creek Road frontage and near other wineries.**
- ↪ **2-Story Barn with stalls and other miscellaneous out-buildings.**

Just Reduced -\$2,595,000

Shown by appointment only, please call 707-537-8989

DO NOT DISTURB OCCUPANTS

Bill Kunde/Sue Michaelson

KMPproperties.biz