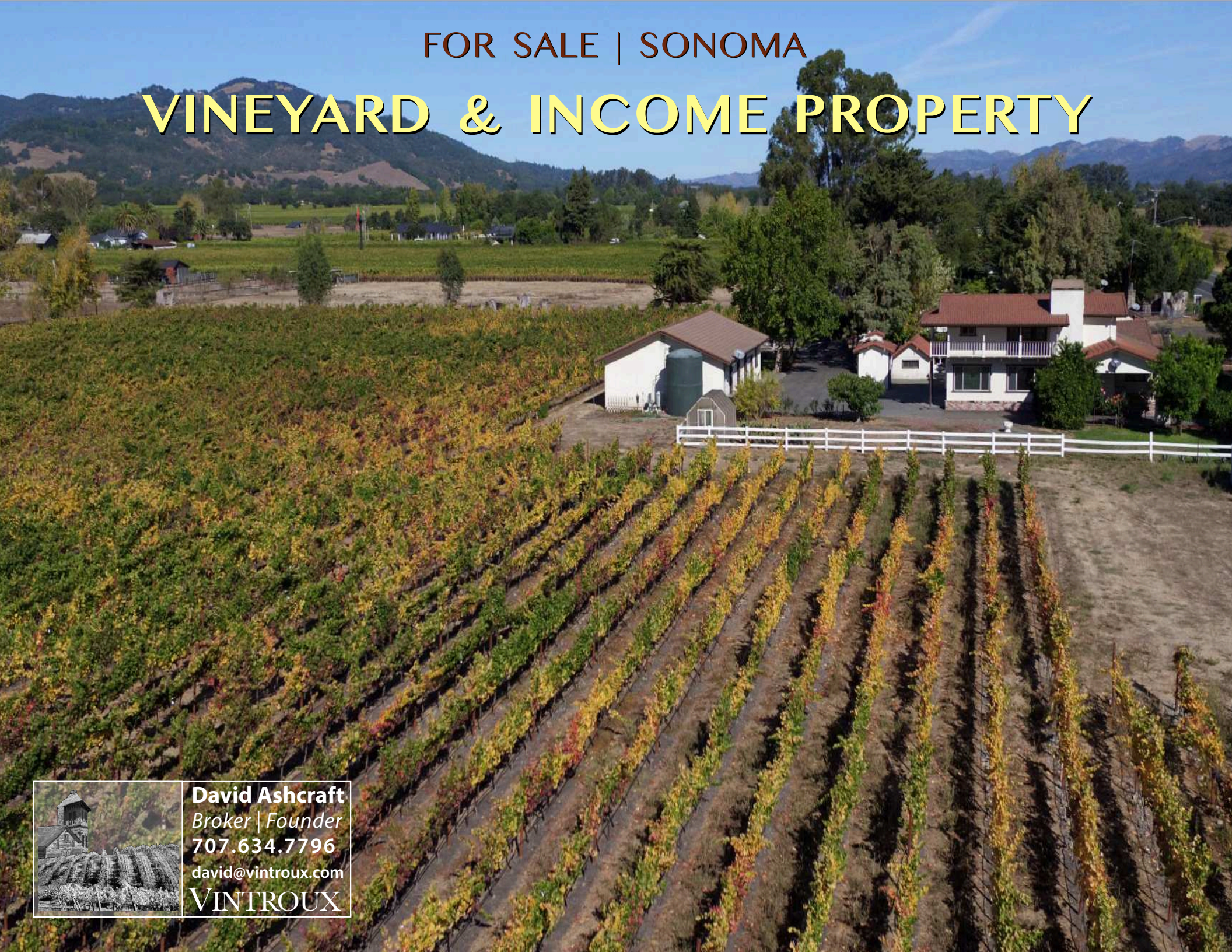


FOR SALE | SONOMA

VINEYARD & INCOME PROPERTY



David Ashcraft
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VINTROUX

SONOMA

"The grapes on a score of rolling hills are red with autumn flame. Across Sonoma Mountain wisps of sea fog are stealing. The afternoon sun smolders in the drowsy sky. I have everything to make me glad I am alive. I am filled with dreams and mysteries. I am all sun and air and sparkle. I am vitalized, organic."

JACK LONDON





CONTENTS

- SONOMA
- PROPERTY DETAILS
- AERIAL VIEW
- PROPERTY OVERVIEW
- PHOTOS
- LOCATION

Note: It is believed that the information contained herein came from reliable sources. However, Vintroux Real Estate does not warrant said information. It is advised that any prospective Buyer take the time to perform a thorough due diligence process to their satisfaction prior to close of escrow.

SONOMA - A CITY WITH SMALL-TOWN CHARM

"Located just an hour northeast of San Francisco, the city of Sonoma makes a great jumping off point for exploring Sonoma County. Founded in the 19th century, this Southern Sonoma County city's colonial past is on display in the town's picturesque city center, where historic buildings coexist with modern establishments. Today, the vibe in this wine country community is relaxed and friendly." Sonoma.com



VINEYARD ESTATE & INCOME PROPERTY

PROPERTY OVERVIEW

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.. The main house is approximately 2,500± Sqft with 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.

>> 20300 Arnold Drive, Sonoma

>> AP# 142-027-013

>> 7.73± Acres

>> 4± Acres Planted to Pinot Noir Vineyard

>> 2,500± Sqft Main House

>> Duplex

>> Apartment

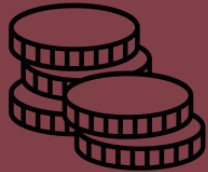
>> Four Car Garage

>> Wine Country Setting

PROPERTY DETAILS



MAIN RESIDENCE



**DUPLEX
&
APARTMENT**



**PREMIUM
PINOT NOIR
VINEYARD**



LAND

- >> **7.73± Acres Total**
- >> **4.2± Acres Planted to Premium Pinot Noir Vineyard**

IMPROVEMENTS

- >> **2,500± SqFt Main Residence**
4 Bedrooms / 3 Baths / Living Room / Den / Office
- >> **Duplex (2 Two Bedroom / 1 Bath Units)**
- >> **Apartment (One Bedroom / 1 Bath)-**
- >> **Large Four Car Garage**
- >> **Outbuildings and Sheds**

ZONING

- >> **AR3**

IRRIGATION

- >> **Private Well**

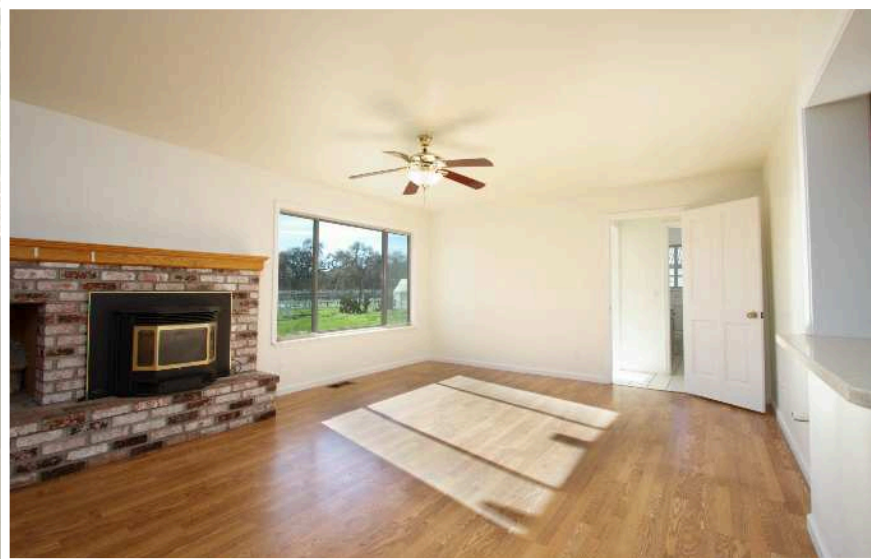
VINEYARD

- >> **4.2± Acres Planted to Premium Pinot Noir**
- >> **Planted in 2017**
- >> **Clone 667, 1616C Rootstock**
- >> **6 x 4 Spacing, 6,100 Vines**

VINEYARD YIELDS

2023 - 7.9 Tons
2022 - 10.6 Tons
2021 - 7.6 Tons

**PRESENTED AT
\$3,100,000**

















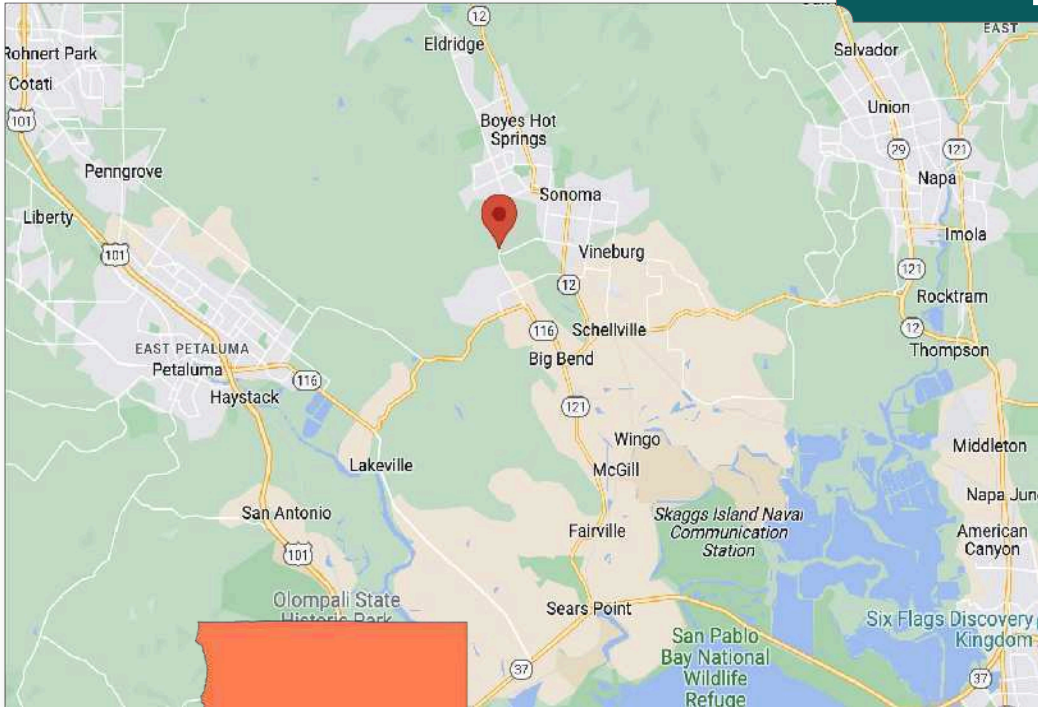




Property Aerial



LOCATION



20300 Arnold Drive
Sonoma, CA

DISTANCES

CITY	MILES
Napa	17
Berkley	45
San Francisco	46

ACCESS

- >> Close proximity to Historic Sonoma Plaza
- >> Numerous world class wineries and restaurants within minutes.



SONOMA VINEYARD ESTATE & INCOME PROPERTY

VINTROUX

Vintroux Real Estate is a boutique firm located in the heart of wine country with an immediate focus on Sonoma and Napa Counties, and broader reach throughout California. Our expertise covers homes, luxury estates, vineyards and wineries.



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[vin-TRUE]