



LUXURY
COLLECTIONSM



PROPERTY VIDEO

8669 SANTA ROSA ROAD

BUELLTON | CALIFORNIA

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8669 SANTA ROSA ROAD

Offered at \$8,750,000

Incredible offering!! 62+ acre ranch with a 20,000 sq.ft. state of the art wine production facility completed just 2 years ago. Over 18+ acres of chardonnay grapes (planted 2018-2019) welcome you on both sides of the entry drive.

This is truly a rare offering for the Santa Ynez Valley. If you're a wine enthusiast, or ready to embark on becoming a winemaker, or if you're the avid equestrian or the gentleman farmer, this 62+ acre ranch, ideally located off Santa Rosa Road, is where you need to be.

There are three homes on the property:

European-inspired Main House of 3,561 sq.ft., Manager's House of 2,403 sq.ft. and original Ranch House of 1,216 sq.ft. Plus Large Barn Complex of 6,528 sq.ft. / Warehouse of 1,500 sq.ft. / Shop of 5,376 sq.ft. / Multiple pastures/turnouts / arena / riding paths and trails on the lower terrace / 2 storage sheds / 2 Wells. Over 40,000 sq.ft. total in structures! Exceptional offering that cannot be replaced!

Potential to separately purchase the Santa Barbara Winery brand, inventory and Funk Zone lease space - call for more details. Also available as a separate offering is the 105+/- acre North Vineyard of Santa Barbara Winery / Lafond Winery, which is located in the Santa Rita AVA.

*Explore this Property
at
8669SantaRosa.com*



**BERKSHIRE
HATHAWAY** | CALIFORNIA
HOMESERVICES | PROPERTIES





8669 Santa Rosa Road
Buellton, California 93427



LOT SIZE

62.61± Acres

APN

083-180-005

PRODUCTION FACILITY

20,000± Sq. Ft.

Tier 1

Completed 2 Years Ago

VINEYARD

18+ Acres

Varietal: Chardonnay

BARN

6,528± Sq. Ft.

Stalls: 10

Groom Rooms: 2

Office/Lounge

Tack Room

WAREHOUSE

1,500± Sq. Ft.

SHOP

5,376± Sq. Ft.

STORAGE SHEDS

2

EXTERIOR AMENITIES

Multiple Pastures Turnouts

Riding Paths/Trails



BERKSHIRE HATHAWAY | CALIFORNIA
HOMESERVICES | PROPERTIES

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8669 Santa Rosa Road
Buellton, California 93427

MAIN HOUSE

3,561± Sq. Ft.

BED/BATH

2 Bedrooms
2 Bathrooms

INTERIOR AMENITIES

Living Room with High Ceilings, Cozy Fireplace & Picture Windows
Kitchen Features Breakfast Bar, Center Island with Built-in Gas Cooktop, Granite Countertops & Breakfast Nook
Formal Dining Room
Primary Suite with Walk-in Closet
Upstairs Features the Family Room, Guest Bedroom & Guest Bathroom

MANAGER'S HOUSE

2,403± Sq. Ft.

BED/BATH

4 Bedrooms
2 Bathrooms

INTERIOR AMENITIES

Living Room with Fireplace
Kitchen with Breakfast Nook
Primary Suite with Dual Vanity & Walk In Closet

RANCH HOUSE

1,216± Sq. Ft.

BED/BATH

3 Bedrooms
1 Bathrooms

INTERIOR AMENITIES

Living Room with Fireplace

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FLOOR PLAN

Main House

8669 SANTA ROSA ROAD
Buellton, CA



PATIO
43'7" x 67'9"

FLOOR 2

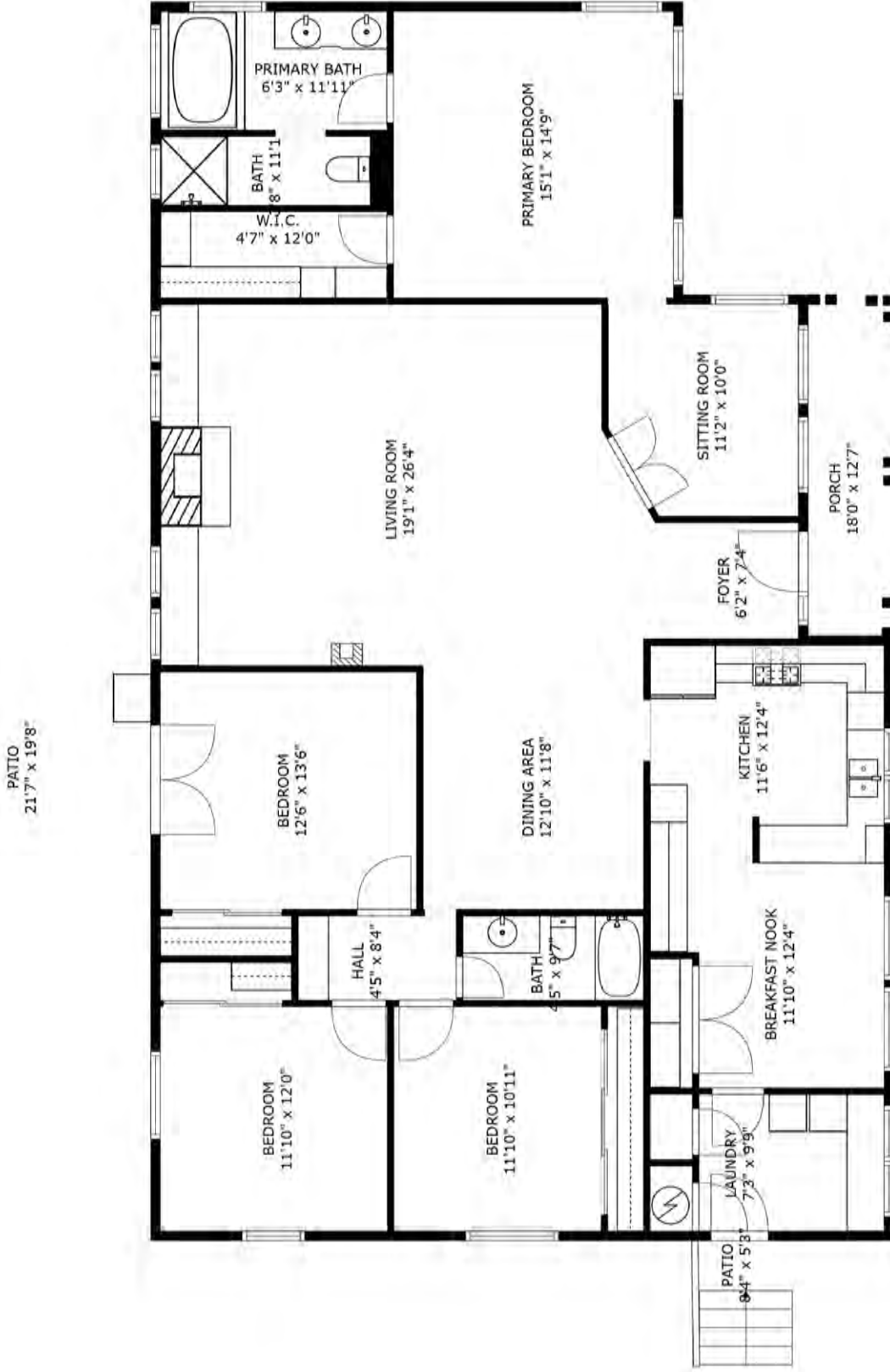
This Floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole.
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FLOOR PLAN

Manager's House

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Buellton, CA

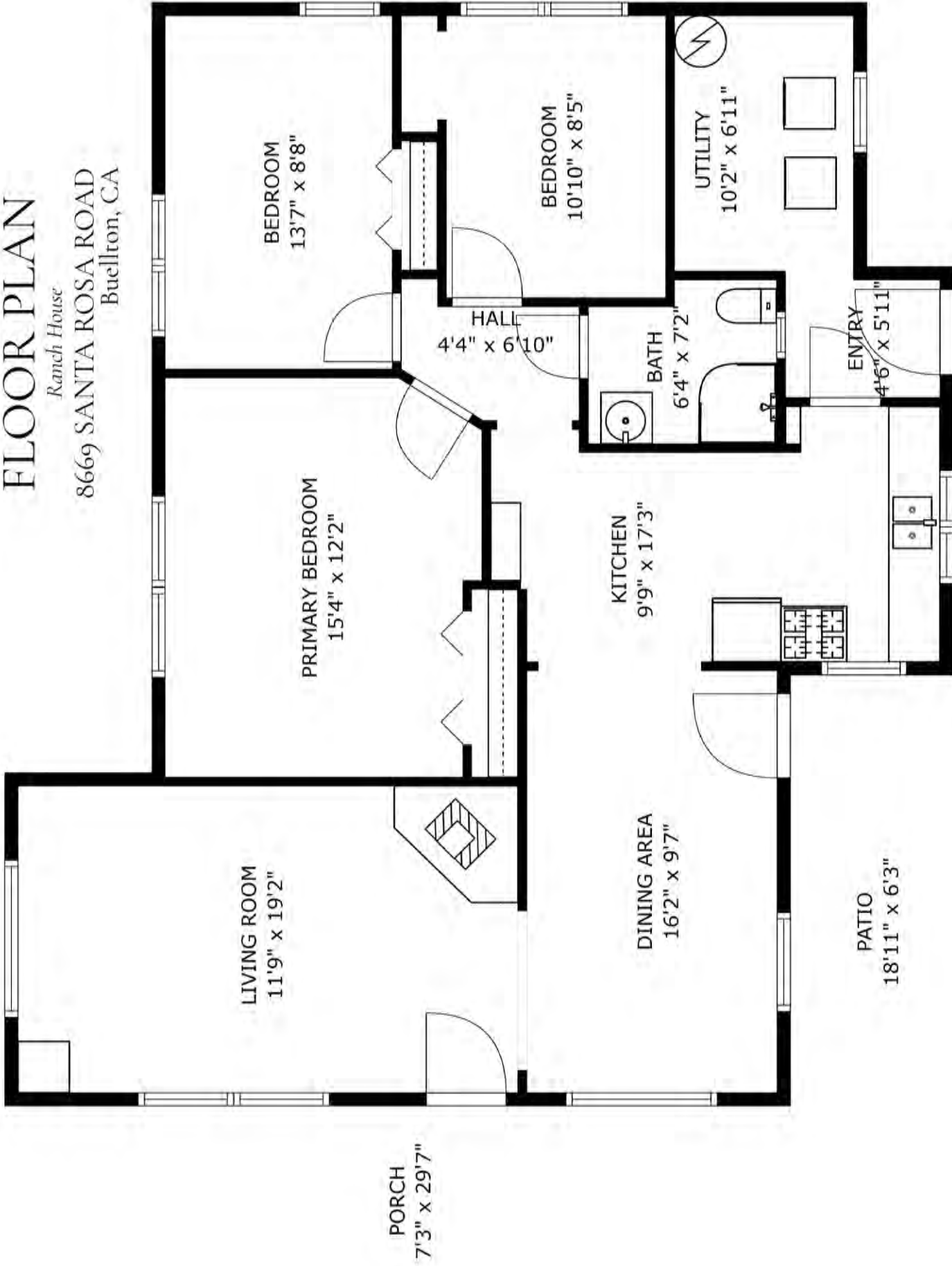


FLOOR 1

FLOOR PLAN

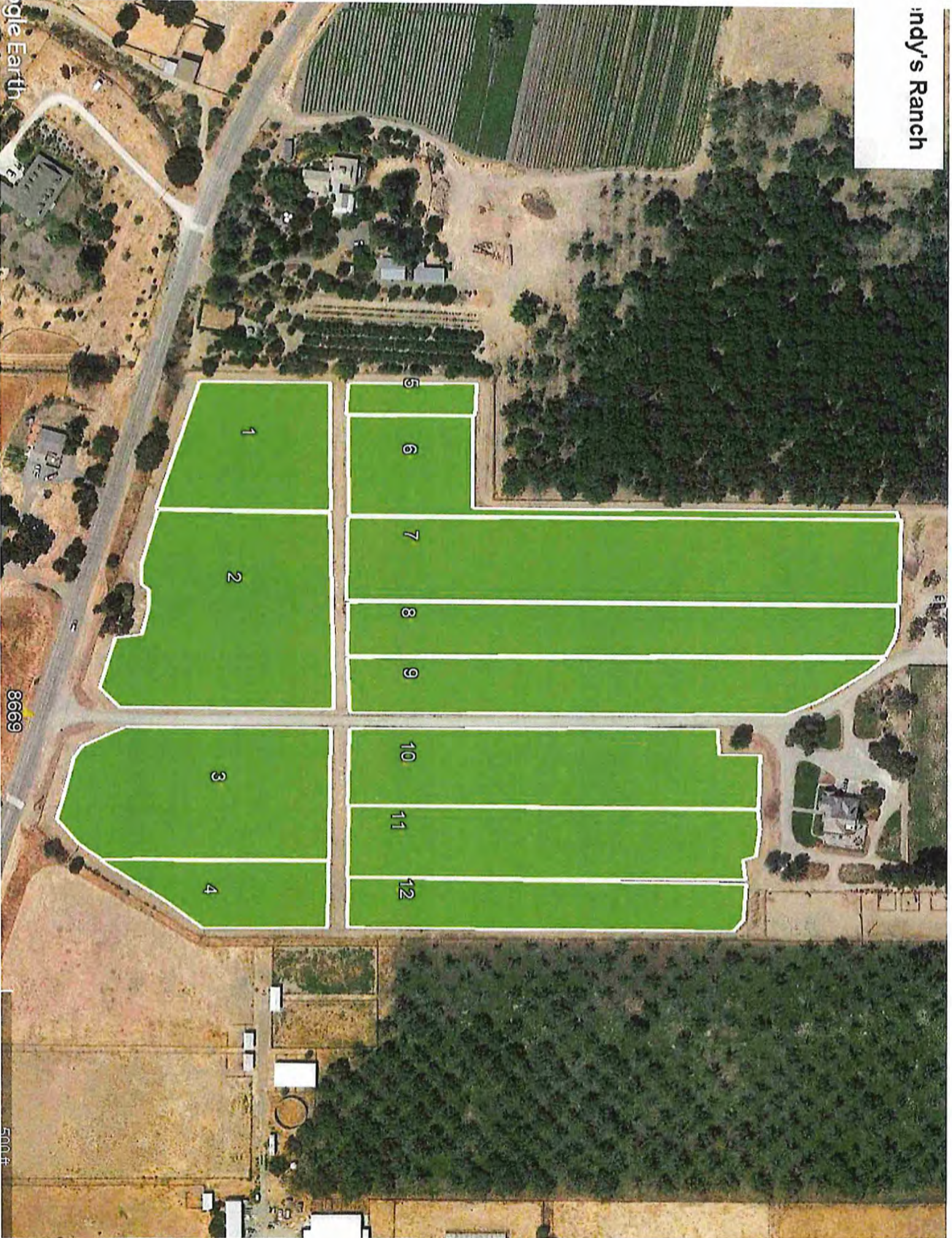
Ranch House

8669 SANTA ROSA ROAD
Buellton, CA



FLOOR 1

Andy's Ranch



Google Earth

8669

500 ft

Block	Name	Cultivar	Clone	Rootstock	Acres	# Vines	Year Planted	Spacing	Trellis	Notes
1	WR1	CH	72	101-14	1.16	2105	2019	6X4		
2	WR2	CH	548	101-14	2.33	4228	2018	6X4		
3	WR3	CH	809	101-14	1.99	3611	2018	6X4		
4	WR4	CH	72	101-14	0.7	1270	2019	6X4		
5	WR5	CH	96	101-14	0.24	435	2019	6X4		
6	WR6	CH	72	Salt Creek	0.95	1724	2019	6X4		
7	WR7	CH	72	1103P	2.77	5027	2019	6X4		
8	WR8	CH	809	1103P	1.69	3067	2018	6X4		
9	WR9	CH	548	Salt Creek	1.65	2994	2018	6X4		
10	WR10	CH	548	1103P	1.85	3357	2018	6X4		
11	WR11	CH	809	Salt Creek	1.71	3103	2018	6X4		
12	WR12	CH	72	1103P	1.15	2087	2019	6X4		

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