



Knoll-Top Vineyard Estate With Tasting Room

4076-4080 OLD REDWOOD HIGHWAY, SANTA ROSA, CA 95403

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SECTION 1

Property Information

Property Summary

KNOLL-TOP VINEYARD ESTATE WITH TASTING ROOM | SANTA ROSA



VIDEO

OFFERING SUMMARY

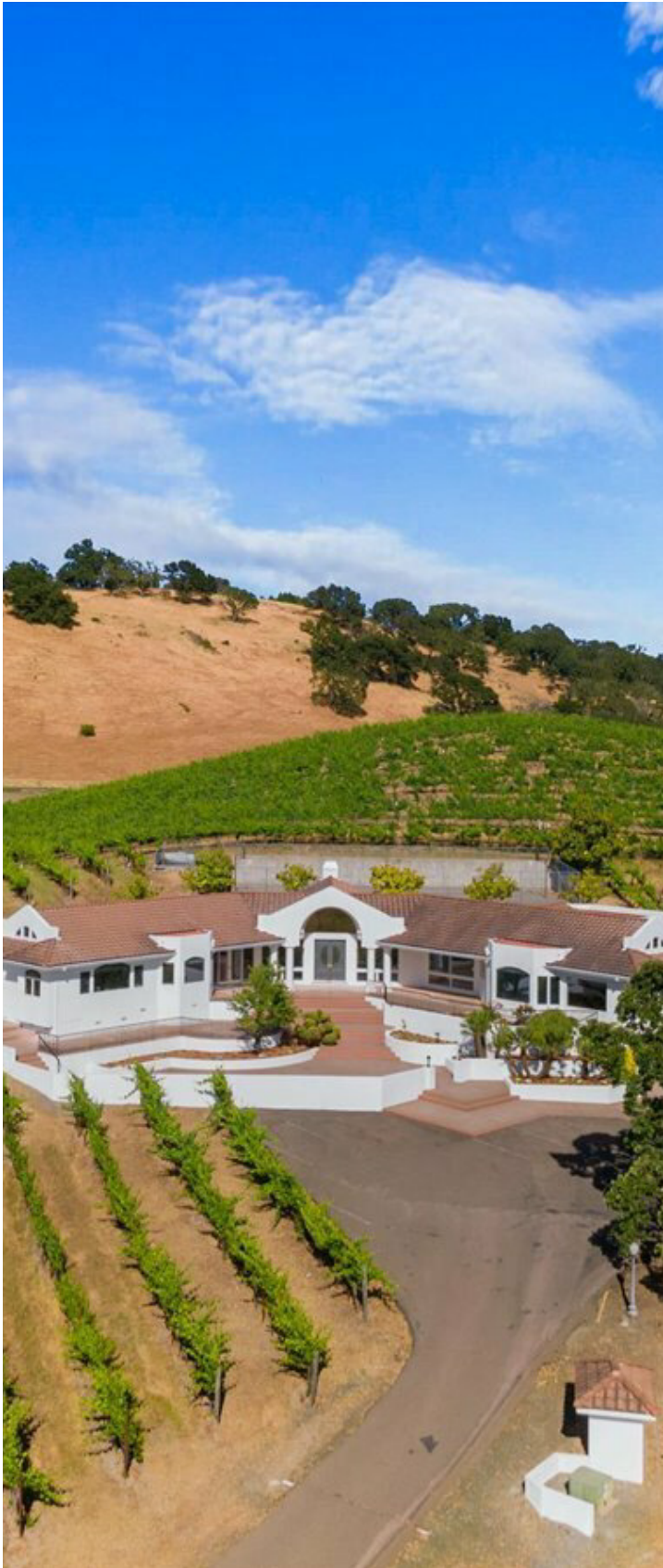
Sale Price:	\$3,750,000
Lot Size:	26.21 Acres
Total Building Size:	6,094 SF
Year Built:	1998
Residence:	4 Bedrooms 3.5 Bathrooms 4,094 SF
Parcel Numbers:	058-020-010 & 058-020-010

DETAILS

AVA:	Russian River Valley
Vineyard:	7.5 Acres of Pinot Noir 9 Acres of Chardonnay
Utilities:	2 Wells Septic Drip Irrigation

Property Description

KNOLL-TOP VINEYARD ESTATE WITH TASTING ROOM | SANTA ROSA



Property Description

Perched atop a gently rising knoll in the heart of Santa Rosa's renowned Wine Country is an extraordinary 26.21-acre vineyard estate offering an unrivaled blend of luxury living, boutique wine production, and investment potential. Designed for discerning buyers seeking a seamless fusion of lifestyle and legacy, the property includes a custom-built residence, professional-grade tasting room and event venue, seasonal pond, building pad, billboard, and thriving vineyard with over two decades of prestige varietal cultivation.

Crafted in 1998 with timeless elegance, the sprawling 4,094 square foot custom home boasts 4 bedrooms, 3.5 bathrooms, and top of the world views. Expansive windows beneath soaring vaulted ceilings frame panoramic west-facing views across the vineyard and countryside. Entertain with ease in a chef's kitchen featuring granite countertops and a dedicated bar area, or work from home in the private office. The sweeping front terrace and rear sport court for pickleball and basketball allow relaxation and recreation outdoors. Amenities abound including a wine cellar, fire sprinkler system, 3-car garage, and much more.

The 2,000 square foot tasting room is purpose-built for hospitality and wine sales, offering granite counters, restroom, an insulated finished storage area, and a pergola-covered patio with seating for up to 40 guests. The estate holds a rare special use permit allowing multiple private events per year, making it an ideal destination for weddings, intimate gatherings, brand launches, seasonal tastings, and more.

Encompassing 17 acres of premium vines in the Russian River Valley AVA, the vineyard includes 9 acres of Chardonnay planted in 1996 and 7.5 acres of Pinot Noir planted in 1999 with 6x10' spacing and drip irrigation. Supported by a separate irrigation well with 10,000 gallon storage tank, this well-established vineyard offers immediate harvest potential and ideal terroir for premium wine production.

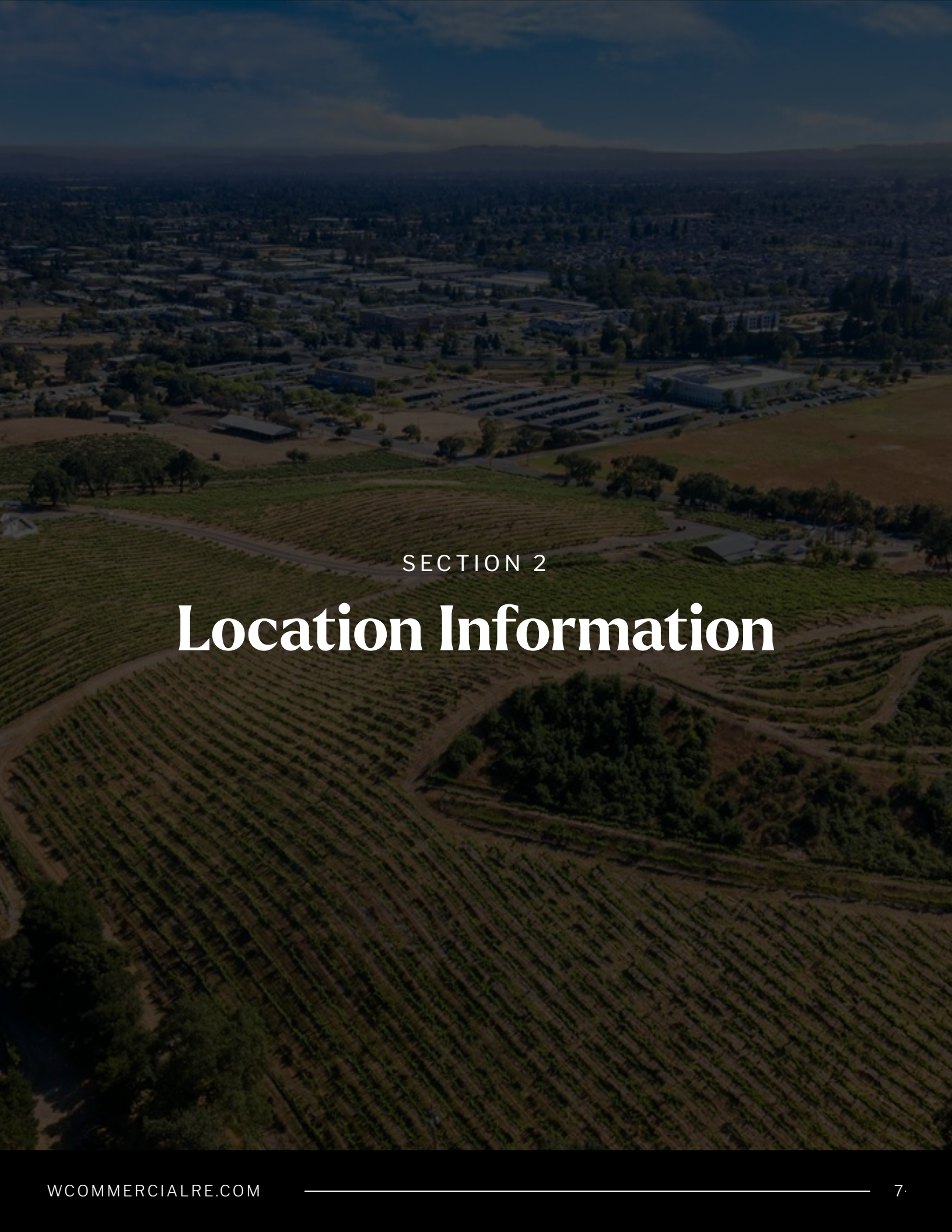
A separate building pad is in place with potential for expansion or a guest house. With high visibility along Old Redwood Highway, a billboard rental income provides for added revenue.

Whether you envision creating a flagship wine label, expanding a hospitality brand, or simply indulging in the vineyard lifestyle, this estate offers an unmatched opportunity in one of California's most sought-after regions. Experience the possibilities of Sonoma County Wine Country at its finest!

Floor Plan

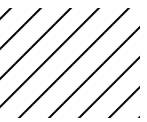
KNOLL-TOP VINEYARD ESTATE WITH TASTING ROOM | SANTA ROSA



An aerial photograph showing a vast vineyard in the foreground with rows of grapevines. In the background, a city with various buildings and parking lots is visible, set against a backdrop of hills under a blue sky with some clouds.

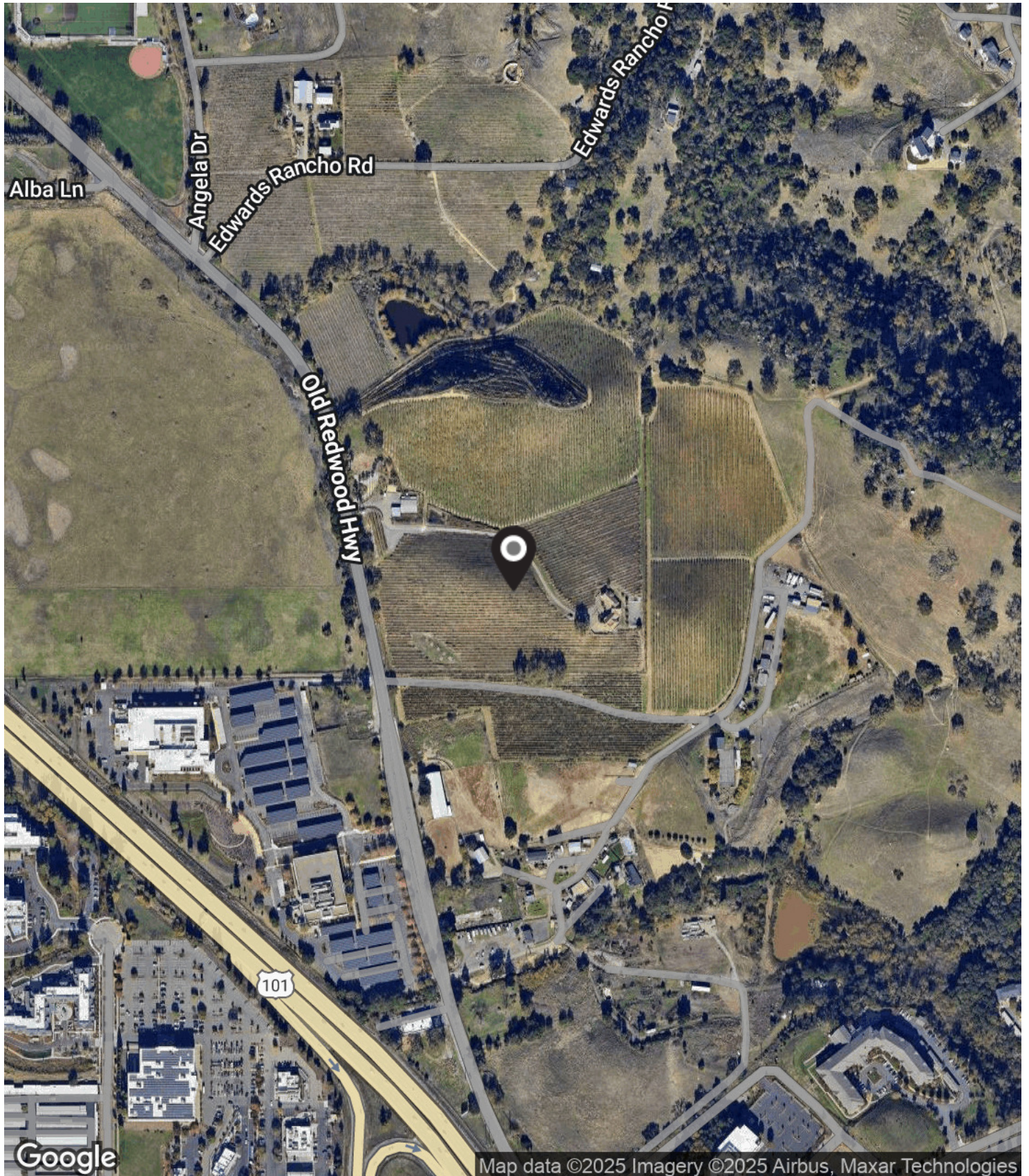
SECTION 2

Location Information



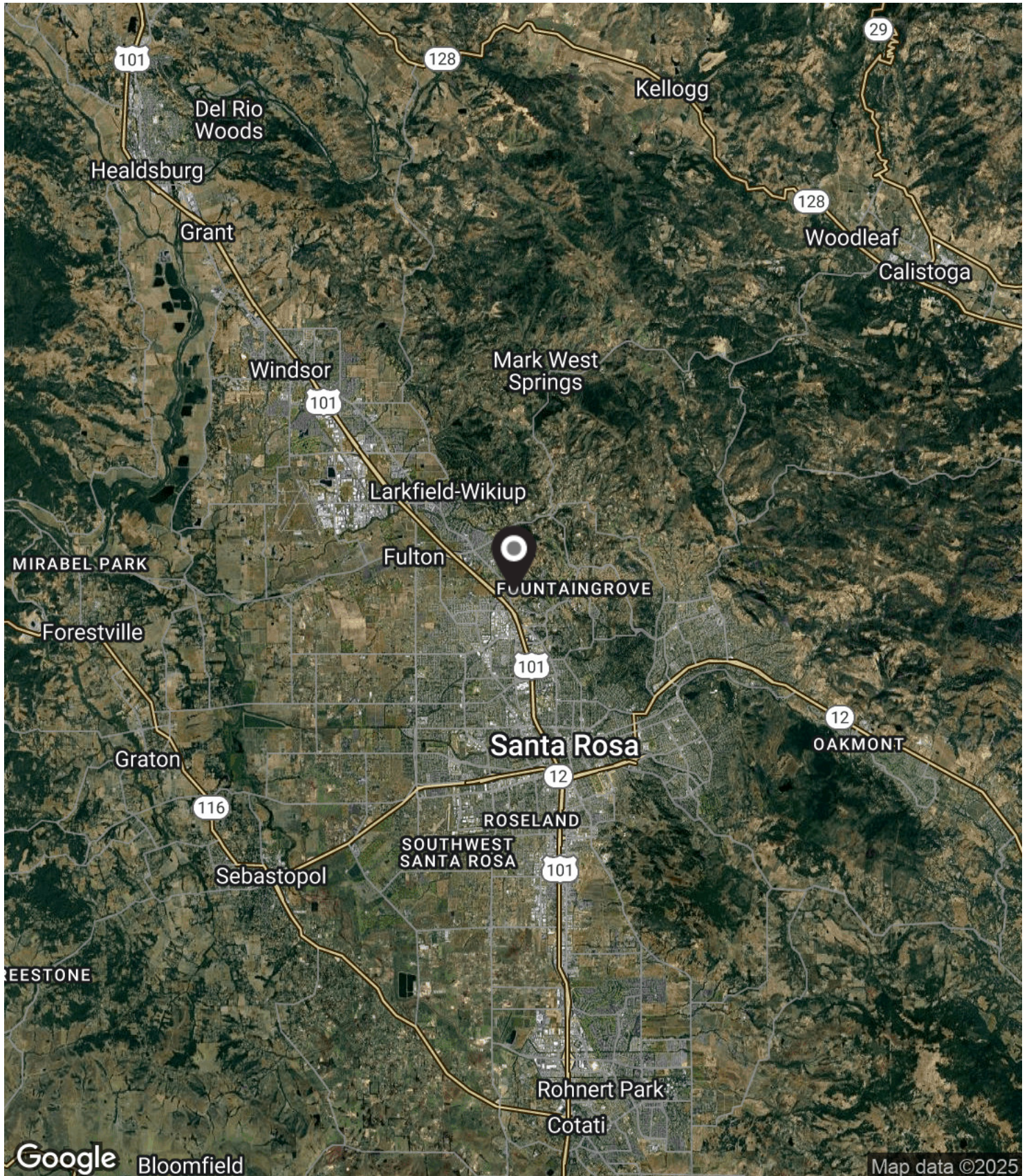
Aerial Map

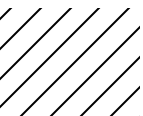
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Location Map

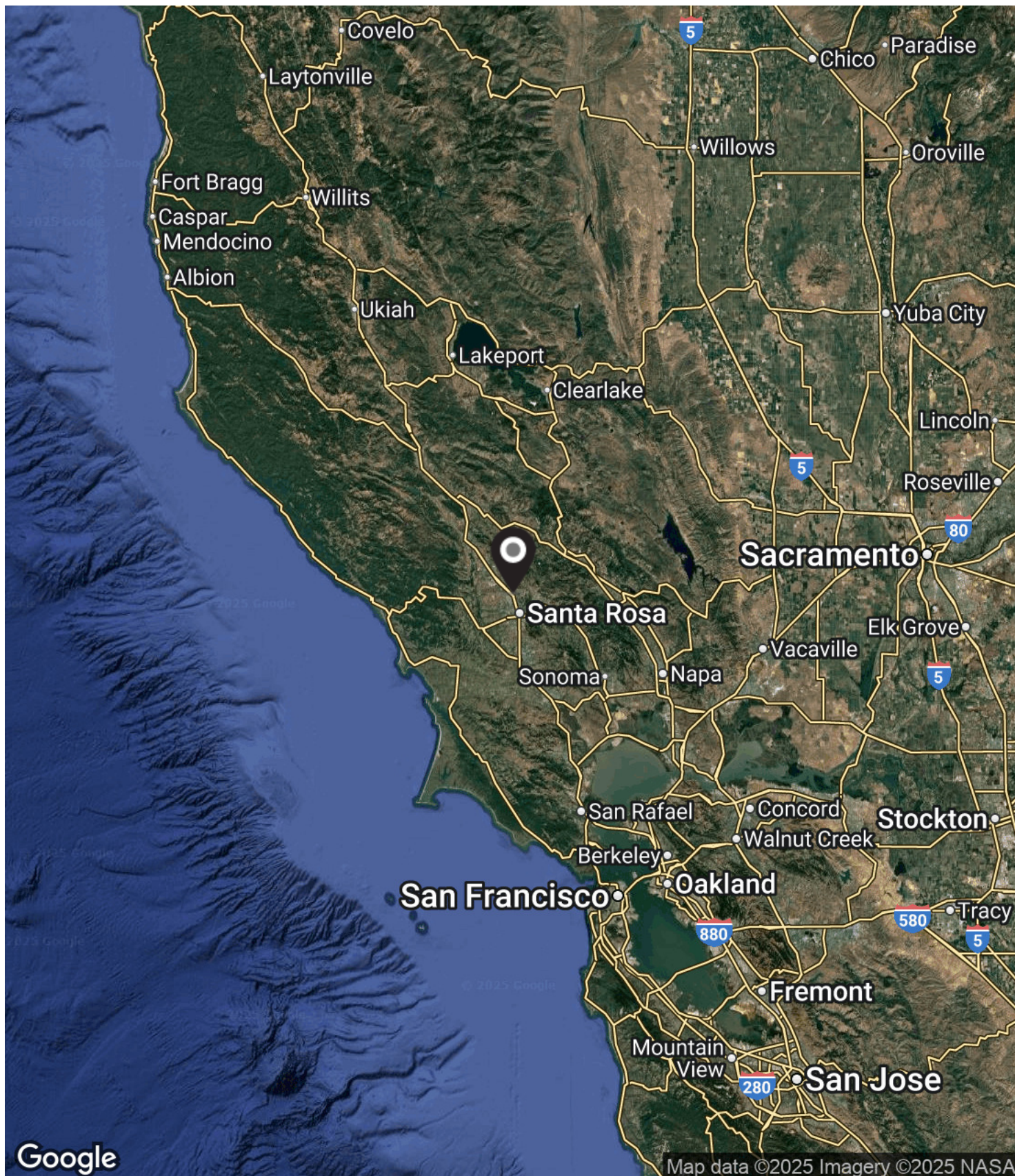
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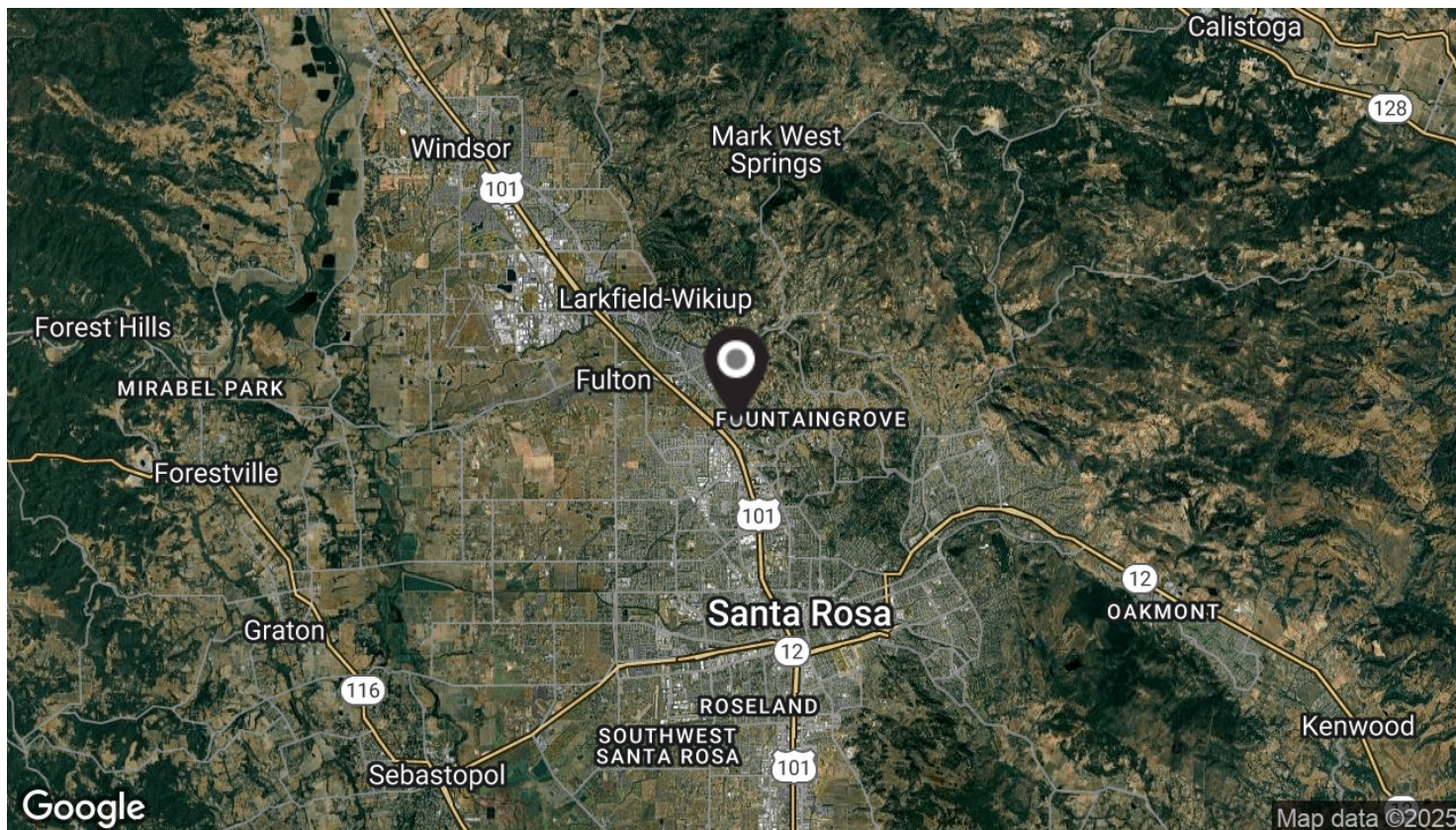




Regional Map

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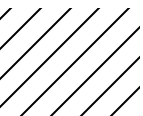
Location Description

Welcome to Santa Rosa, the jewel of Sonoma County and heart of California's celebrated wine country! Set amidst rolling hills and sun-kissed vineyards, this is one of the most prestigious viticultural regions in the world! Located just a short drive to towering redwoods, the picturesque coast, yet only an hour from San Francisco. Immersed in the region's vibrant wine country culture, Santa Rosa also boasts a charming downtown and thriving culinary scene with celebrated restaurants and chefs. The area hosts numerous community events, including the renowned Wine Country Film Festival. With its popular attractions and amenities, the area presents an enticing opportunity for prospective buyers and investors looking to capitalize on the dynamic allure of Santa Rosa, delivering an unmatched blend of luxury, location, and lifestyle.

An aerial photograph of a vineyard with rows of green grapevines. A winding dirt road cuts through the vineyard. In the foreground, a paved road with a yellow center line runs diagonally. There are some trees and a small building near the intersection. In the background, there are rolling hills and mountains under a blue sky with some clouds.

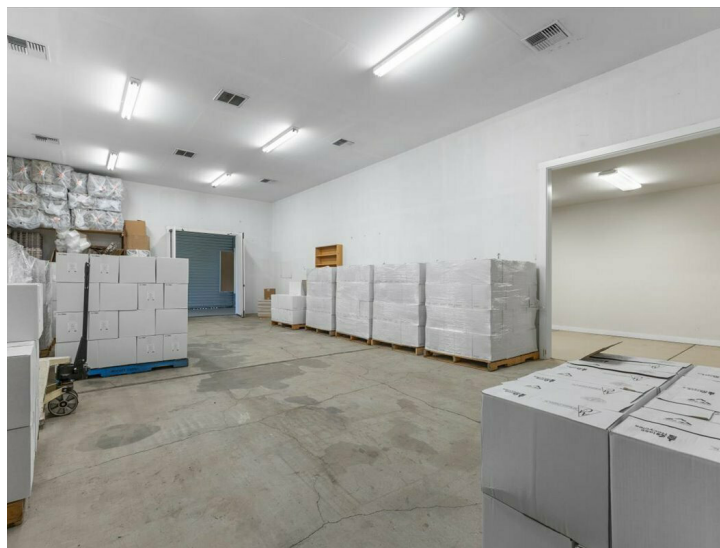
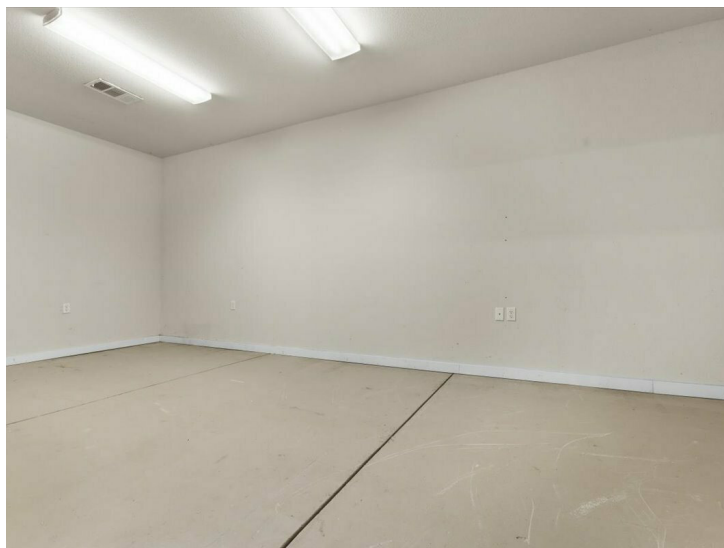
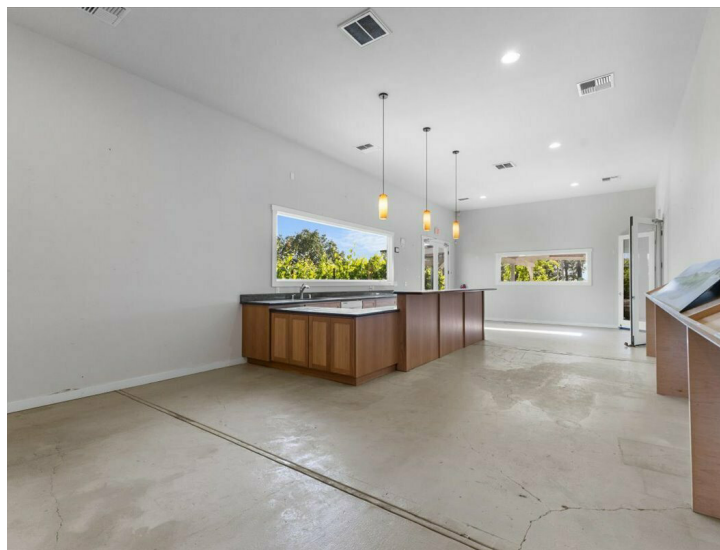
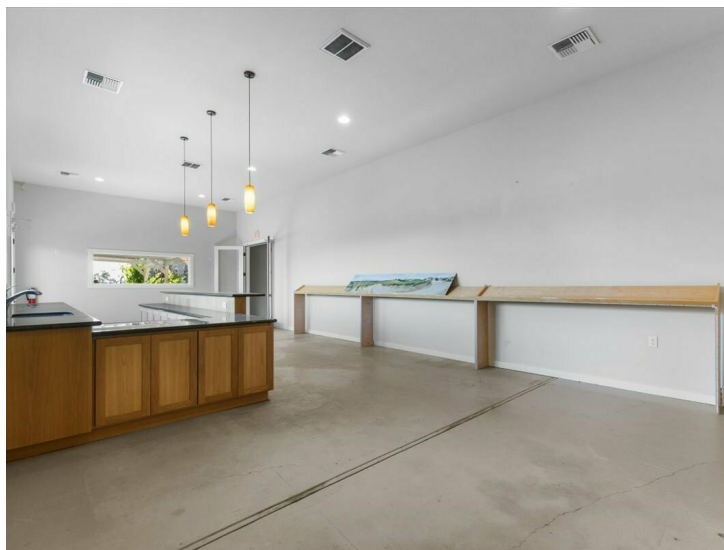
SECTION 3

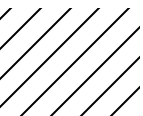
Photos



Photos – Tasting Room

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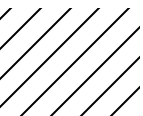




Photos – Vineyard

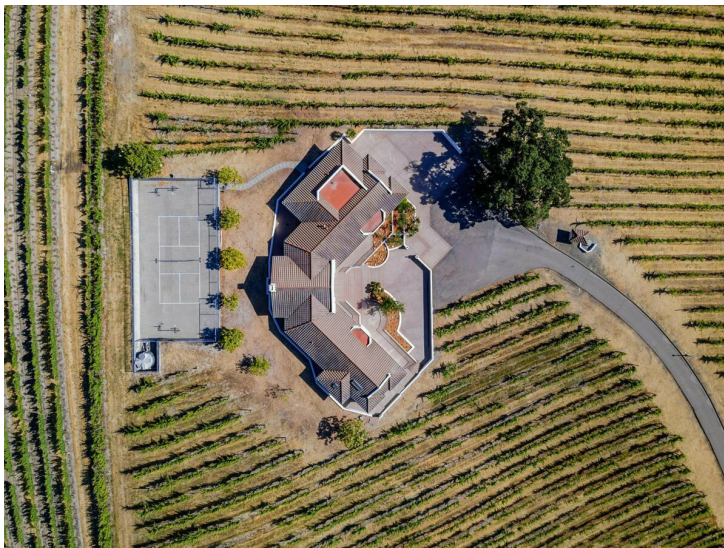
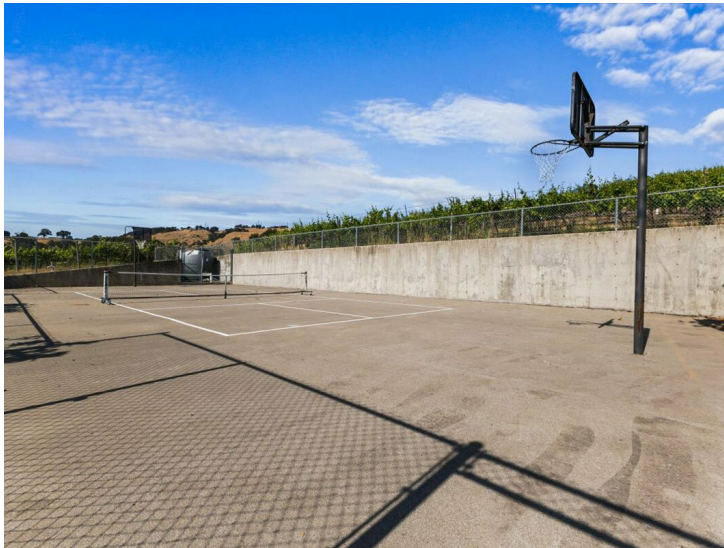
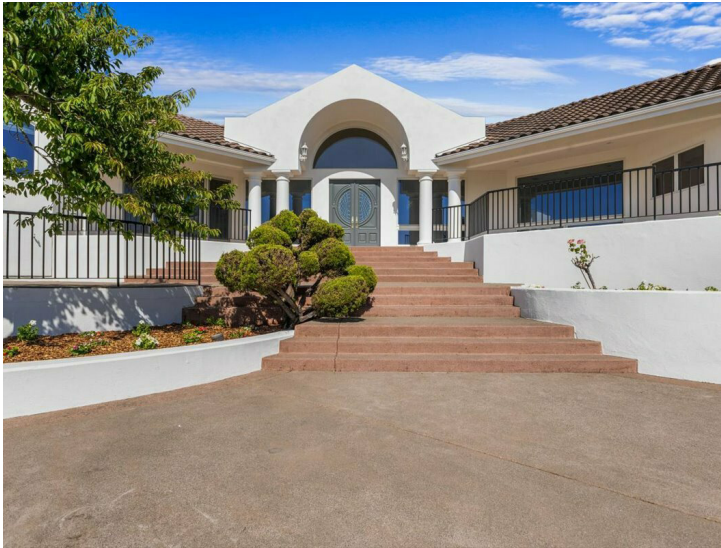
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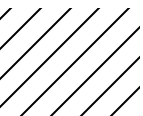




Photos – Residence

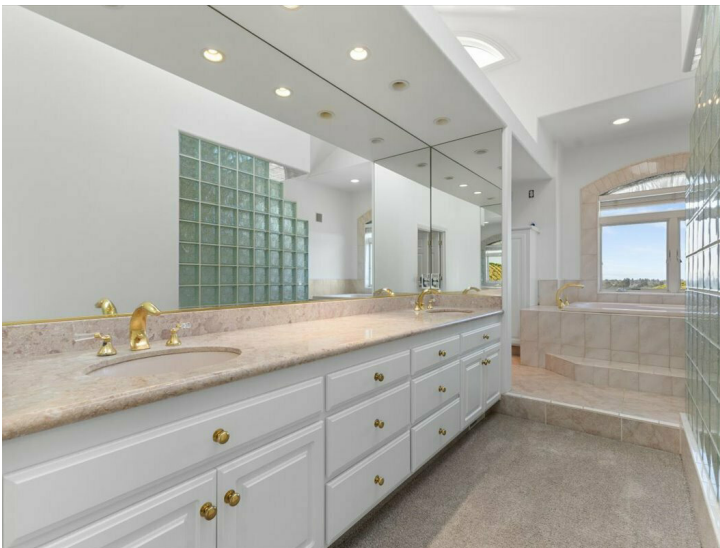
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Photos – Residence

KNOLL-TOP VINEYARD ESTATE WITH TASTING ROOM | SANTA ROSA



An aerial photograph of a landscape featuring a large vineyard in the foreground with rows of grapevines. In the background, a town with various buildings and a highway is visible, set against a backdrop of mountains under a cloudy sky. The image is darkened to serve as a background for the text.

SECTION 4

Demographics

Demographics Map & Report

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POPULATION	1 MILE	5 MILES	30 MILES
Total Population	3,263	176,875	606,259
Average Age	48	41	44
Average Age (Male)	46	40	43
Average Age (Female)	49	43	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	30 MILES
Total Households	1,294	65,684	232,681
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$132,244	\$128,111	\$143,838
Average House Value	\$984,977	\$759,728	\$911,006

* Demographic data derived from 2020 ACS - US Census



Population

176,875



Median Home Value

\$759,728



Average Household
Income

\$128,111



Average Age

41

