

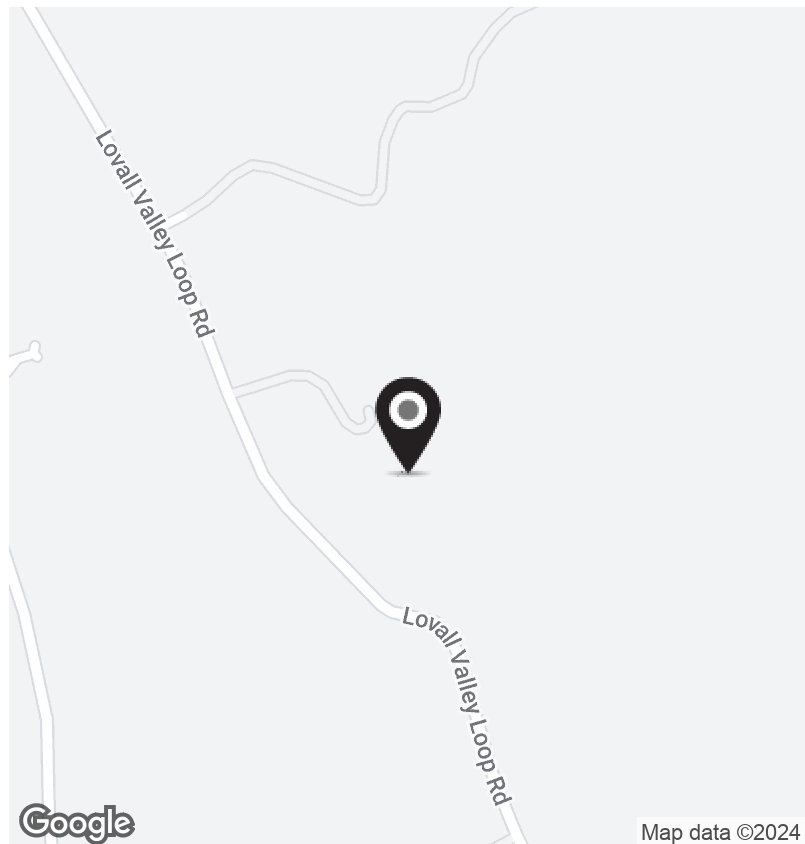


Property Highlights

- Breathtaking views from potential upper building site.
- Ready for Estate development, consult Napa County Planning.
- Surrounded by Estate Homes on large parcels in tranquil agricultural setting.
- 4.5 mi. to Sonoma Plaza, offering convenience and serenity.
- Accessible via paved County Roads: Lovall Valley Rd. & Lovall Valley Loop Rd.
- Panoramic vista of the picturesque surroundings from upper building site.

Offering Summary

Sale Price:	\$2,550,000
Lot Size:	± 28.3 Acres
Property Type	Land
Property Subtype	Other
APN	050-353-001-000



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Property Description

Welcome to 4500 Lovall Valley Loop Road, where the essence of Sonoma Valley living unfolds in a breathtaking 28-acre canvas of opportunity. This stunning land listing boasts one of the most desirable locations in the Valley, just 4.5 miles from Sonoma proper. With its open landscape of 28 acres, situated amidst estate homes on expansive parcels this property offers endless possibilities. Perked for up to 12 bedrooms, it's perfect for creating a grand estate or a more moderate system of 5 to 6 bedrooms, allowing for flexible design and development. But it's the views that truly set this property apart. Enjoy picturesque vistas stretching to San Pablo Bay, San Francisco, and majestic Mount Tamalpais. Each day, wake up to the beauty of wine country, with rolling hills and vineyards dotting the landscape. Whether you dream of building your own private sanctuary, creating a vineyard estate, or crafting a luxury retreat, this property provides the canvas for your vision to come to life. Immerse yourself in the tranquility of Lovall Valley while being just a short drive from the charming town of Sonoma, renowned for its world-class wineries, gourmet dining, and vibrant community. Don't miss this rare opportunity to own a piece of Sonoma Valley's finest. Contact us today to schedule a viewing and discover the possibilities awaiting you at 4500 Lovall Valley Loop Road.

Location Description

Lovall Valley Road to Lovall Valley Loop

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Population

	1 Mile	3 Miles	5 Miles
Total Population	299	6,017	56,127
Average Age	56.9	53.9	46.7
Average Age (Male)	60.1	56.2	45.1
Average Age (Female)	54.2	52.2	48.1

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	152	2,920	23,888
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$160,653	\$169,319	\$114,274
Average House Value	\$1,870,654	\$1,478,220	\$788,716

* Demographic data derived from 2020 ACS - US Census



Population

6,017



Median Home Value

\$1,478,220



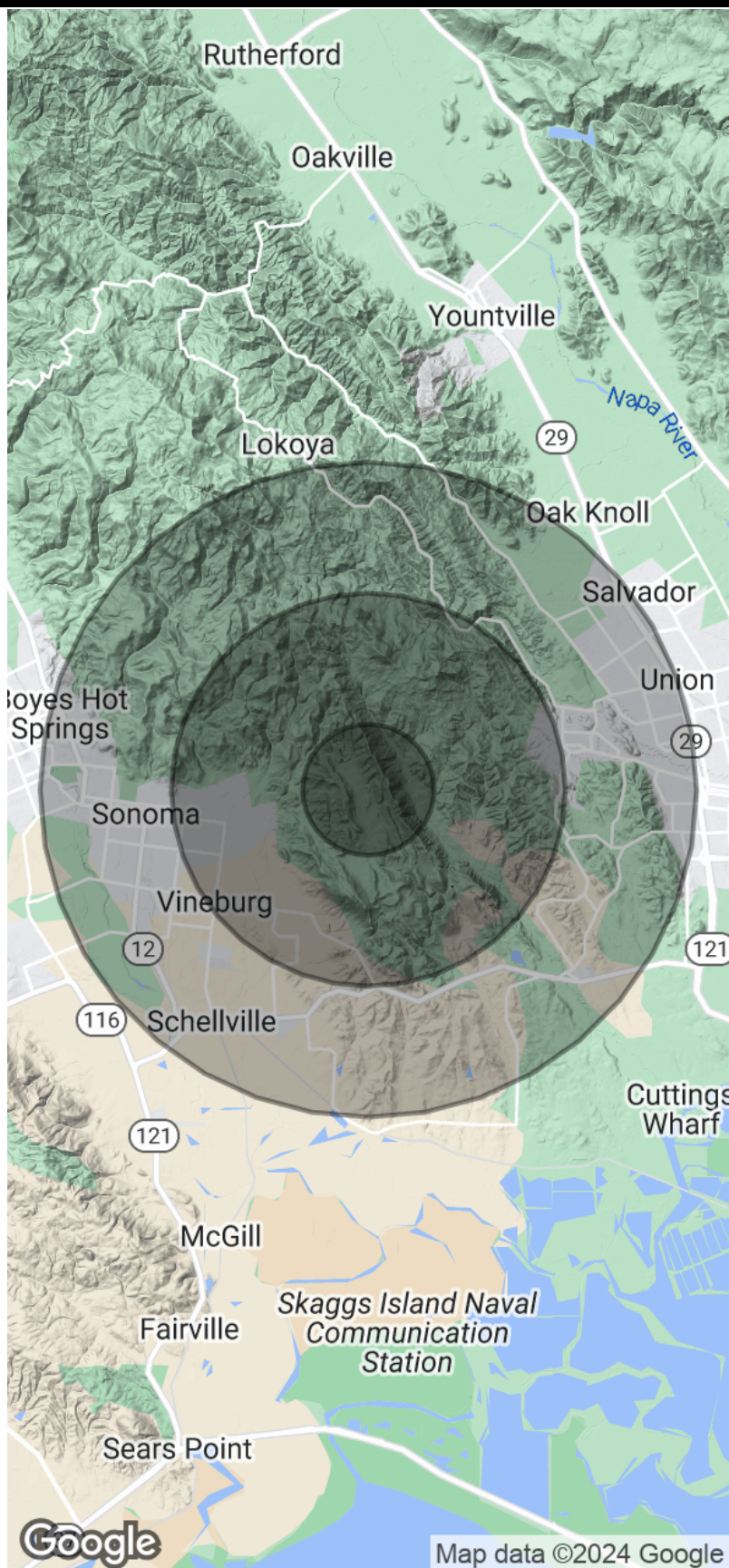
Average Household Income

\$169,319



Average Age

53.9



Map data ©2024 Google

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