

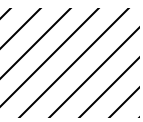


## **Knoll-Top Vineyard Estate With Tasting Room**

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

**TODD SCHAPMIRE**  
REALTOR®/TEAM LEADER  
CALDRE #01414195  
707.570.9855  
TODD@WREALESTATE.NET

**W**  
COMMERCIAL



# Table Of Contents

## Table Of Contents

PROPERTY SUMMARY	3
PROPERTY DESCRIPTION	5
FLOOR PLAN	6
AERIAL MAP	8
LOCATION MAP	9
REGIONAL MAP	10
CITY INFORMATION	11
PHOTOS - TASTING ROOM	13
PHOTOS - VINEYARD	14
PHOTOS - RESIDENCE	15
PHOTOS - RESIDENCE	16
DEMOGRAPHICS MAP & REPORT	18

## Confidentiality & Disclaimer

All materials and information received or derived from W Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither W Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. W Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. W Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. W Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by W Commercial in compliance with all applicable fair housing and equal opportunity laws.



[VIDEO](#)

[360° VIRTUAL TOUR](#)

## DETAILS

AVA:	Russian River Valley
Vineyard:	7.5 Acres of Pinot Noir 9 Acres of Chardonnay
Utilities:	2 Wells Septic Drip Irrigation
Water Tank Storage:	Residence - 3,000 Gallon Vineyard - 10,000 Gallon

## OFFERING SUMMARY

Sale Price:	\$2,980,000
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 & 058-020-011

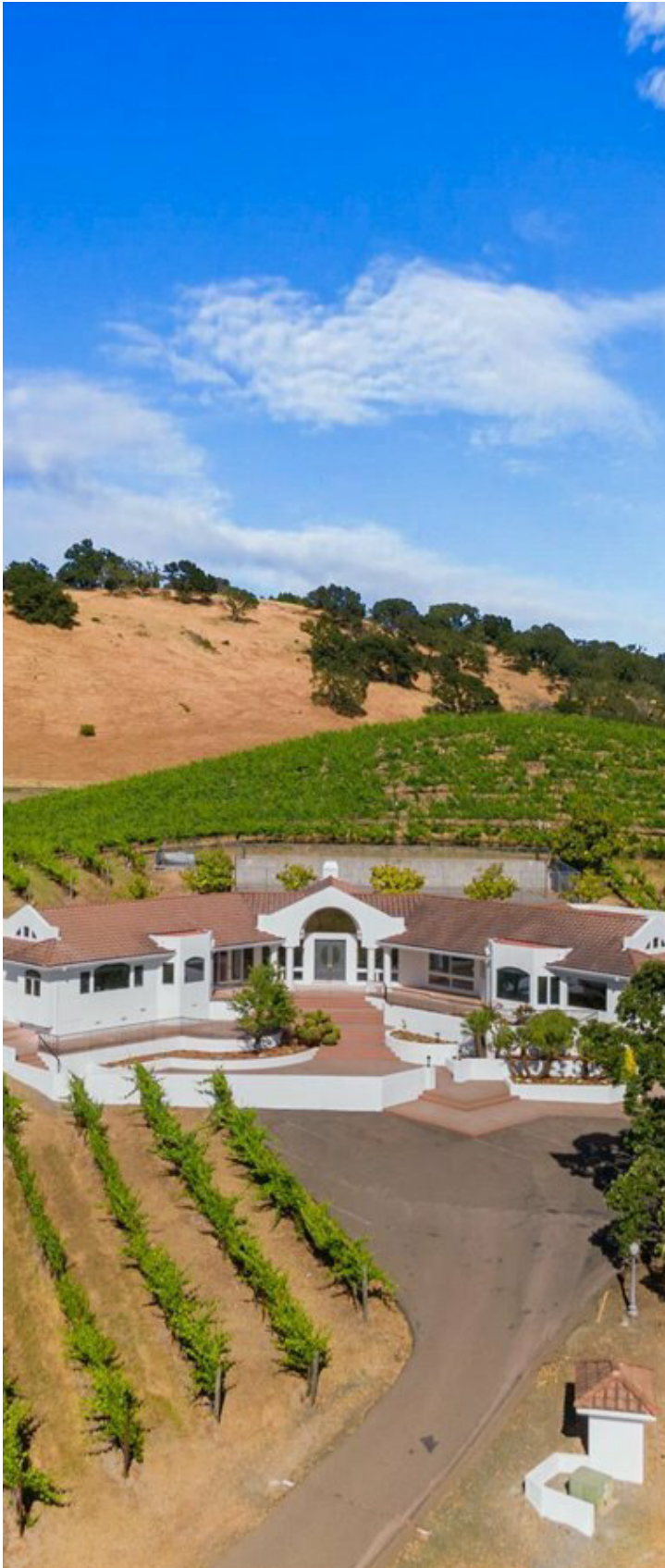


SECTION 1

# Property Information

# 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 16.5 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.

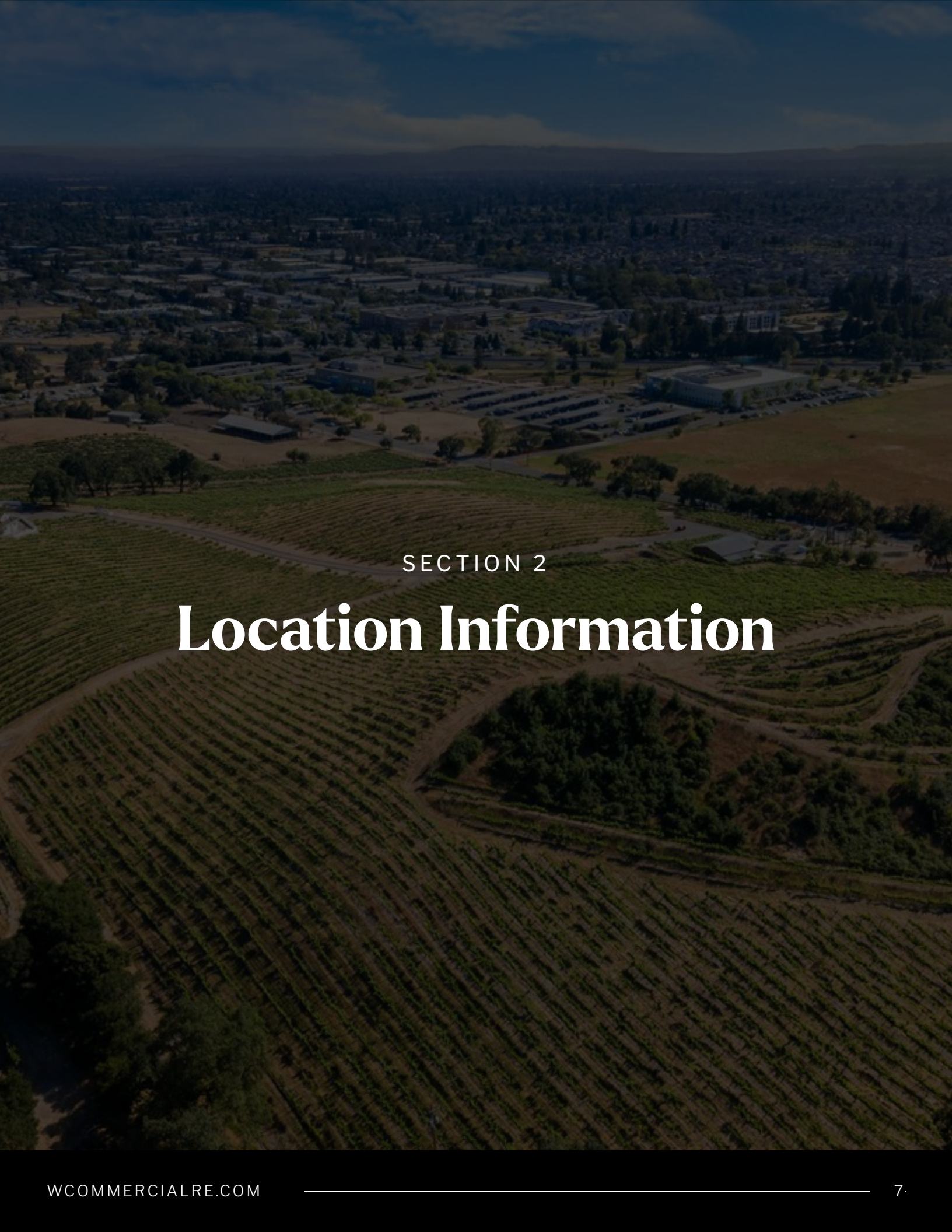
A separate building pad is in place with potential for expansion or a guest house. With high visibility along Old Redwood Highway, a billboard rental income provides for added revenue.

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

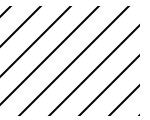
KNOLL-TOP VINEYARD ESTATE WITH TASTING ROOM | SANTA ROSA



An aerial photograph showing a vast vineyard in the foreground with rows of grapevines stretching across the landscape. In the background, a city with various buildings and parking lots is visible, set against a backdrop of distant mountains under a clear sky. The image is overlaid with a dark, semi-transparent filter.

SECTION 2

# Location Information



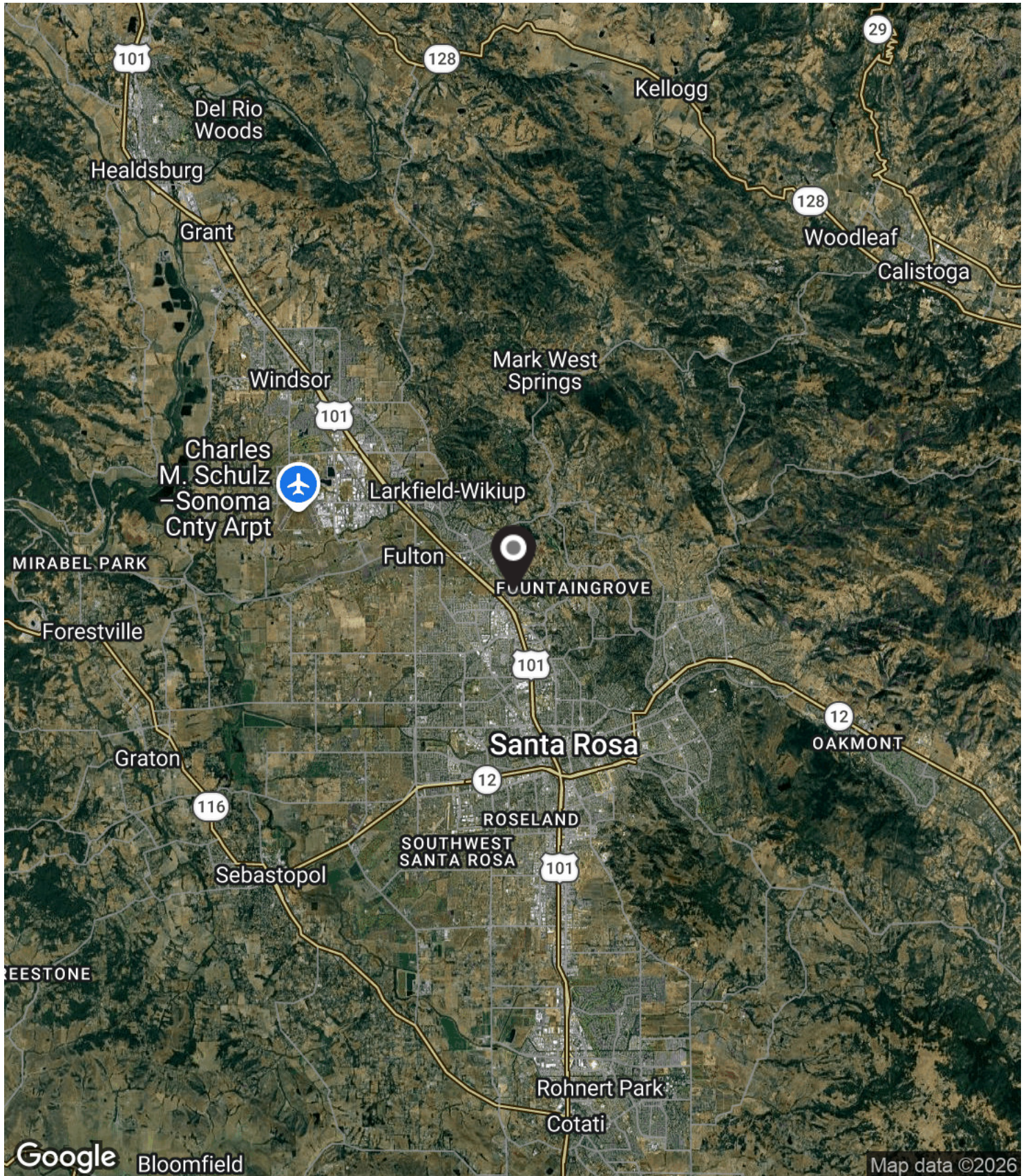
# Aerial Map

KNOLL-TOP VINEYARD ESTATE WITH TASTING ROOM | SANTA ROSA



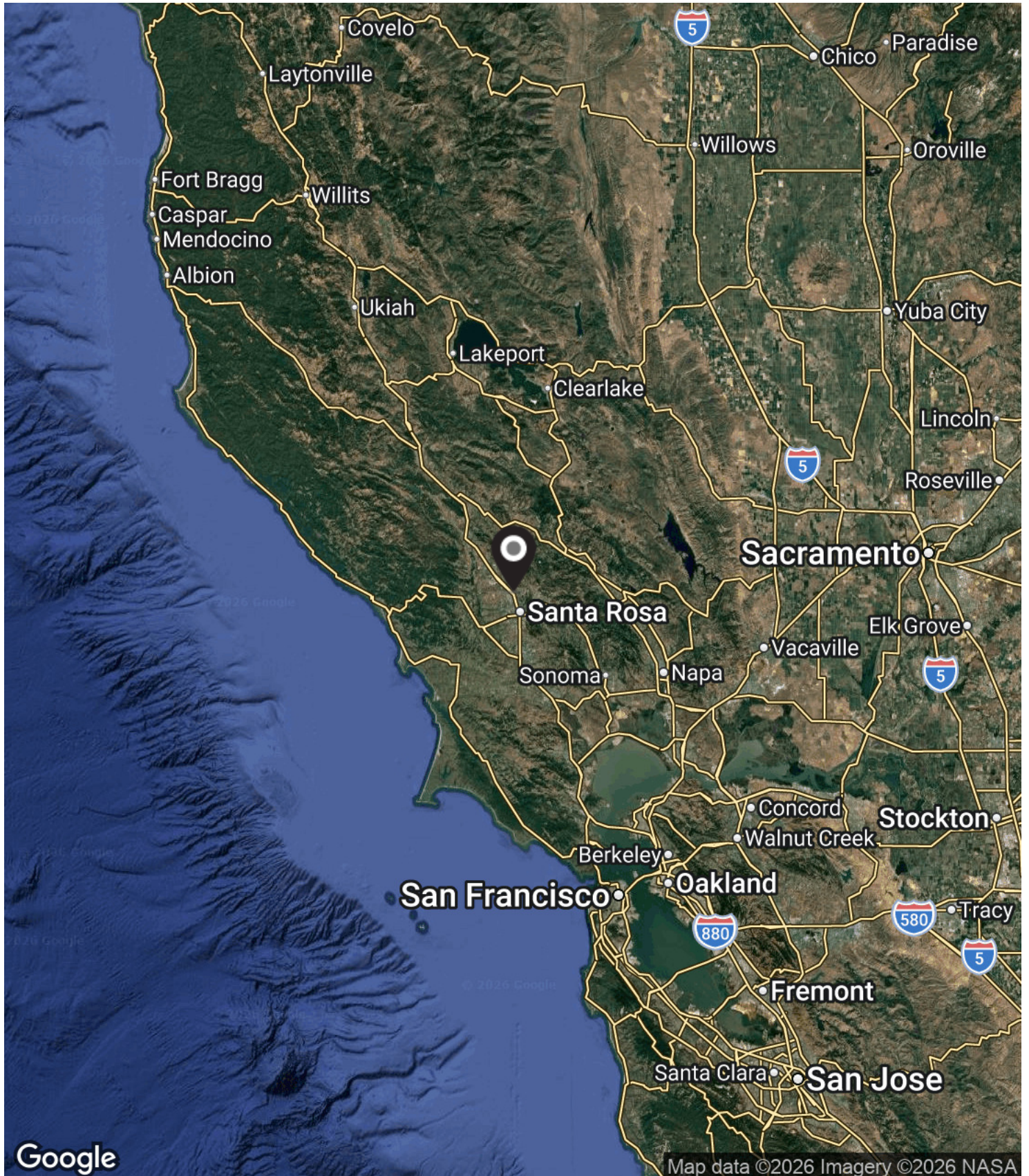
# Location Map

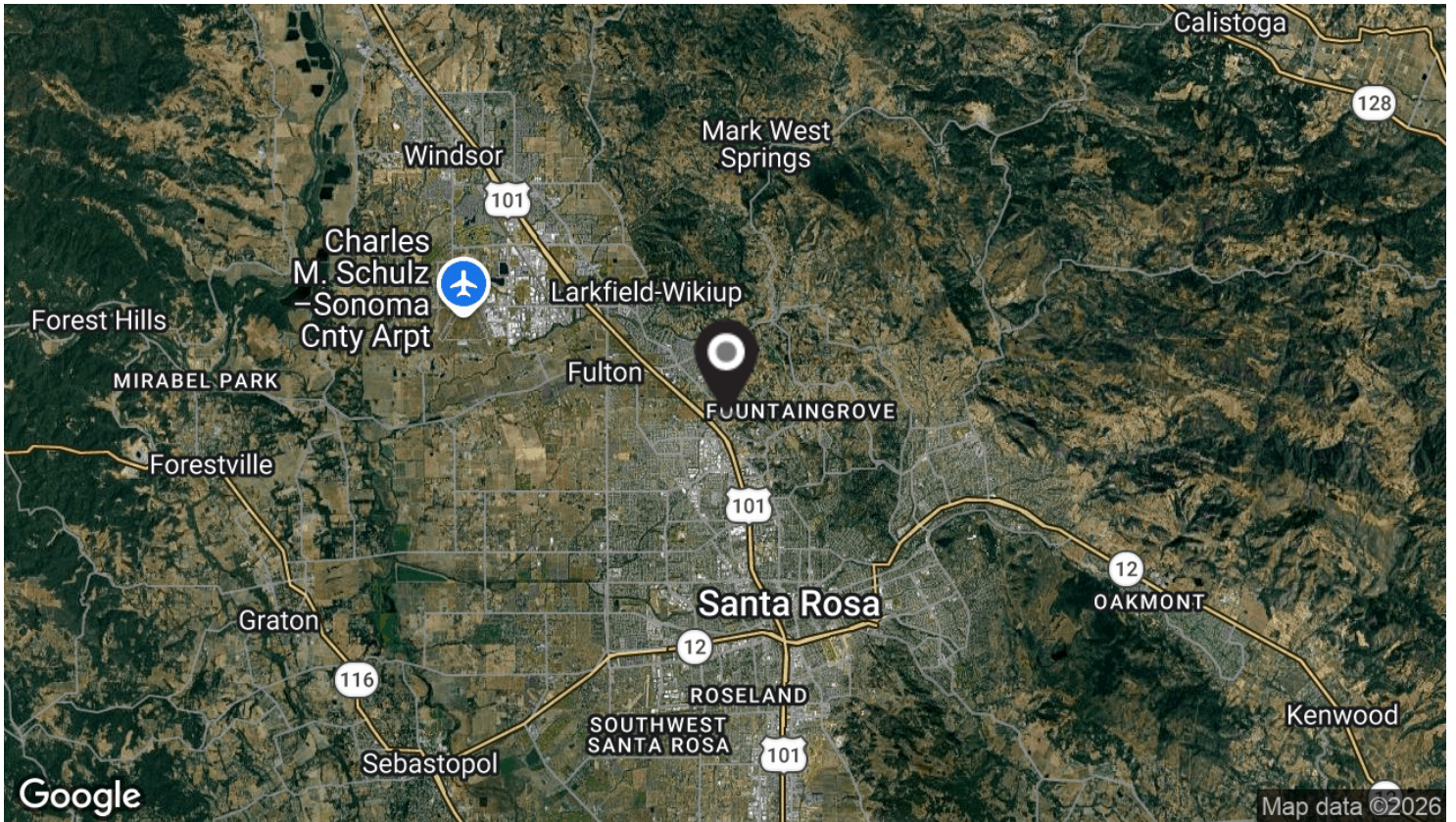
KNOLL-TOP VINEYARD ESTATE WITH TASTING ROOM | SANTA ROSA



# Regional Map

KNOLL-TOP VINEYARD ESTATE WITH TASTING ROOM | SANTA ROSA





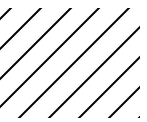
## Location Description

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.



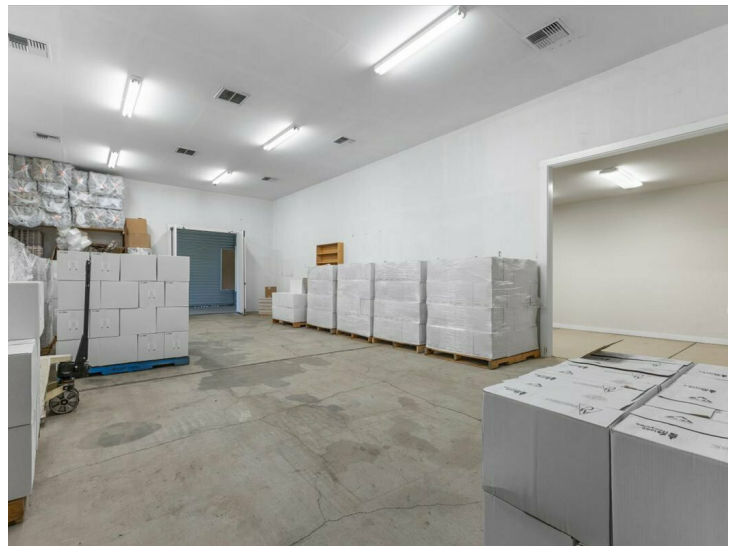
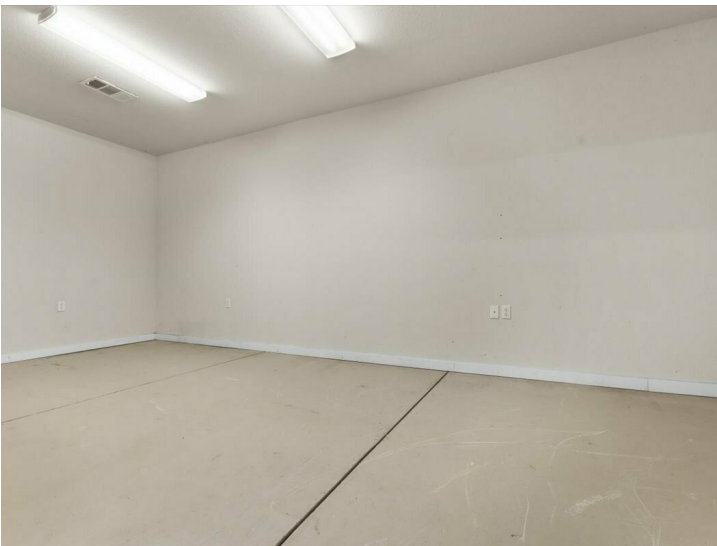
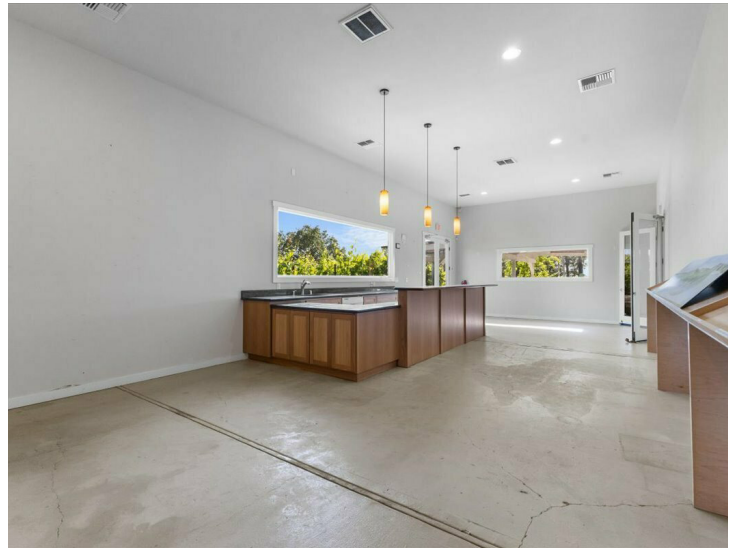
SECTION 3

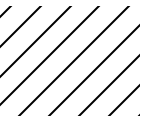
# Photos



# Photos – Tasting Room

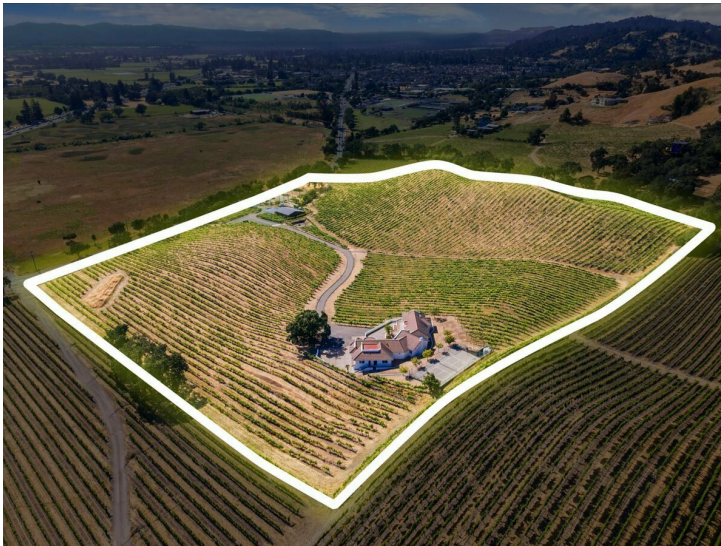
KNOLL-TOP VINEYARD ESTATE WITH TASTING ROOM | SANTA ROSA

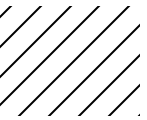




# Photos – Vineyard

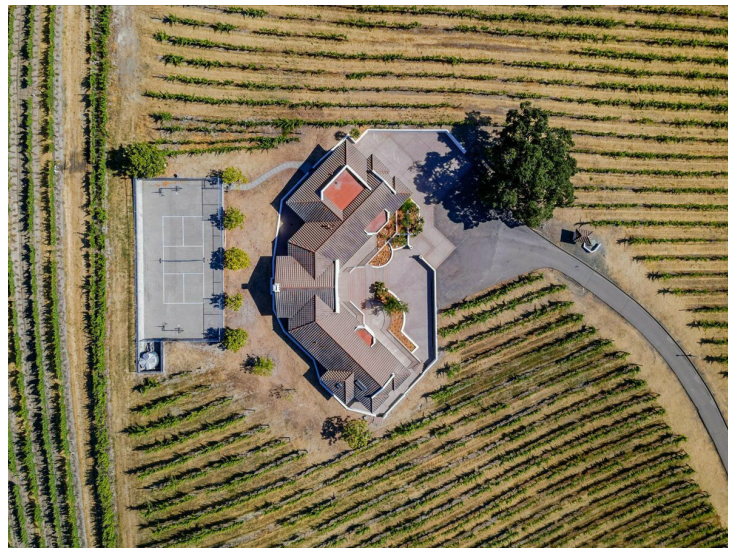
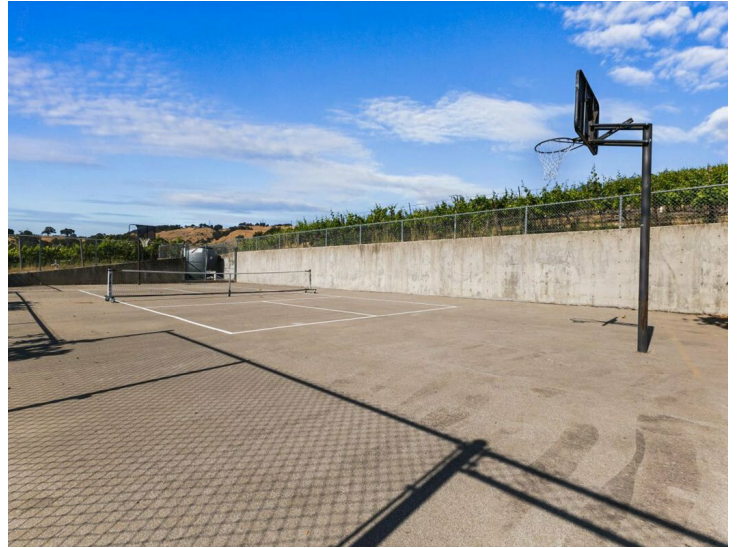
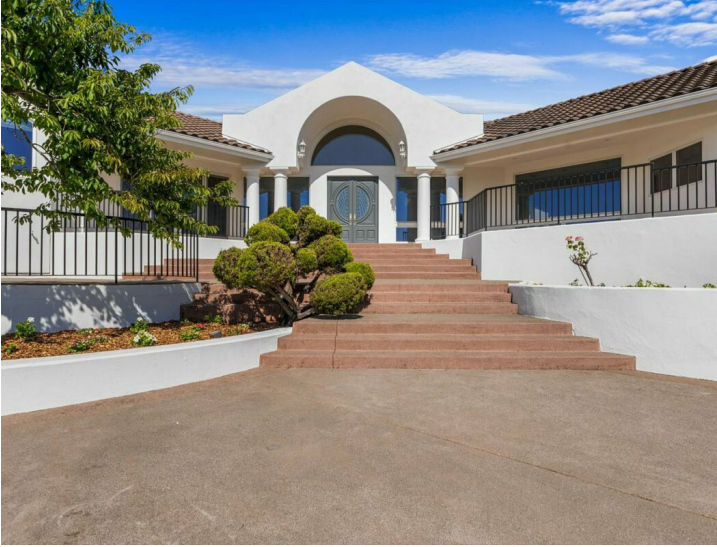
KNOLL-TOP VINEYARD ESTATE WITH TASTING ROOM | SANTA ROSA

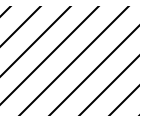




# Photos – Residence

KNOLL-TOP VINEYARD ESTATE WITH TASTING ROOM | SANTA ROSA





# Photos – Residence

KNOLL-TOP VINEYARD ESTATE WITH TASTING ROOM | SANTA ROSA





SECTION 4

# Demographics

# Demographics Map & Report

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**

