11047 Upp Rd, Sebastopol

FORD
PROPERTIES
NORTH COAST VINTAGE

Offering Memorandum

Price $4,995,000

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Salient Facts

Location	**11047 Upp Rd Sebastopol CA 95472**
County	**Sonoma**
AVA	**Russian River & Green Valley**
APN	**104-120-017-000**
Parcel Size	**17.96 +/- acres**
Vineyard	**10.7 +/- acres professionally managed. The seller is willing to leaseback vineyard.**
Varietals	**Chardonnay**
Main House	**Beds 4 | Bath 5 | Sqft 6089+/- | Built 2005**
Guest House	**Beds 2 | Bath 1**
Water	**Two wells estimated production 15 +/- gpm | 4 +/- gpm 3000 gallon storage Vineyard irrigation from reservoir Creek frontage with riparian rights**
Power	**PG & E + Solar**
Zoning	**RRD20**
Price	**$4,995,000**

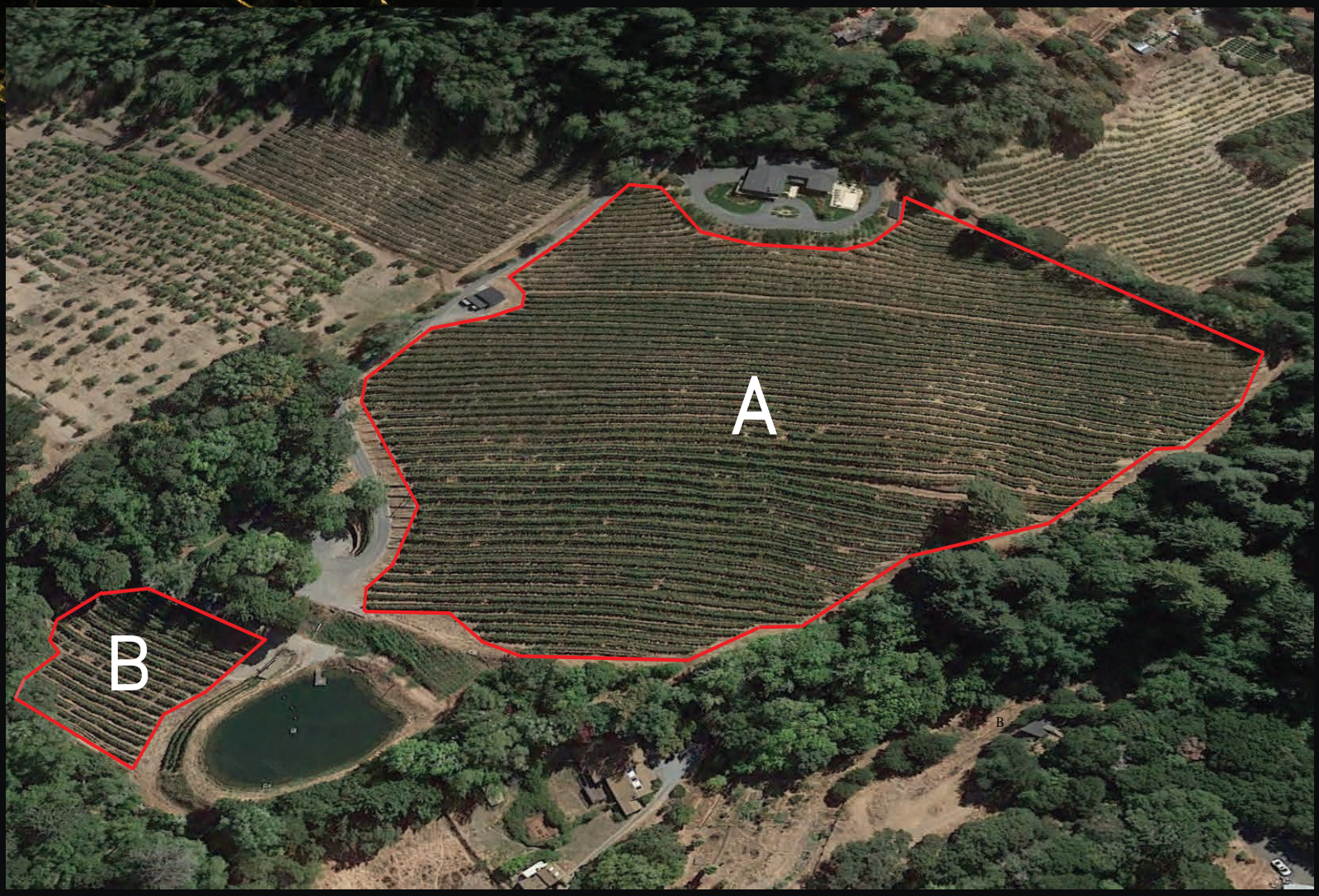
This turn-key 18-acre vineyard estate is conveniently located in West County Sonoma, close to the boutique town of Sebastopol, and less than 15 minutes from Highway 101. Behind the private gated entry, you wind up through your very own 10+ acre Chardonnay vineyard, passing the two-bedroom guest house and ranch shop, to arrive at your resort-style estate.

This stunning 6,000+/- square foot residence features a grand foyer which displays the staircase to the main floor, a 7+ car garage, oversized storage area, office with 1/2 bath, guest suite with full bath + walk-in closet, and direct access to the pool area, outdoor kitchen and in-ground wine cellar. On the home's main floor, the master bedroom also accesses the pool area and includes the master bathroom/closet, built for the most discerning. The kitchen is most impressive in size with a dishwasher, two glass only dishwashers, two microwaves, a warming drawer, an 8-burner Wolf range, a built-in pantry, a bar with a wine fridge, an icemaker, and dining for 12+.

Enjoy alfresco dining year round. The living room's two 12' Nana doors open to the terrace, overlooking the professionally managed Chardonnay vineyard with a robust 2019 harvest income of $230k+/-. The deck looks out over some of the finest vineyards in the Russian River/Green Valley AVA and onward towards Mt. St. Helena. Entertain and enjoy the finest of the Wine Country lifestyle by the solar heated pool, hot tub, and BBQ at the outdoor kitchen.

This turn-key vineyard property also includes seasonal creek frontage and an on-site reservoir for irrigation & recreational enjoyment. This estate was designed and built by 5th generation Sonoma County farming professionals.

Block Map



Block	Variety	Clone	Rootstock	Trellis	Planted	Spacing	# Vines	Acres
A	Chardonnay	Clone 4	AXR	Quad	1988	12 X 6	6370	10
B	Chardonnay	Clone 4	AXR	Quad	1988	12 X 6	347	0.7
						Totals:	6717	10.7

Vineyard Tonnage

						ACRES
			Chardonnay			10.69
				Total		10.7
	2015			2016		
CUSTOMER	TONS	PRICE	TOTAL	TONS	PRICE	TOTAL
Chardonnay						
Winery Buyer 1	9.9	$2,400	$23,736	10.4	$2,400	$25,008
Winery Buyer 2	30.3	$2,266	$68,701	27.8	$2,377	$66,006
Winery Buyer 3	9.3	$2,500	$23,228	9.4	$2,500	$23,505
Winery Buyer 4						
Winery Buyer 5	8.3	$2,200	$18,296	25.4	$2,400	$61,060
Grand Total	57.8	$2,317	$133,961	73.0	$2,404	$175,579
Per Acre	5.4		$12,531	6.8		$16,425

2017			2018			2019		
TONS	PRICE	TOTAL	TONS	PRICE	TOTAL	\	PRICE	TOTAL
18.9	$2,600	$49,088	23.8	$2,600	$61,958	24.1	$2,600	$62,764
30.6	$2,467	$75,584	36.2	$2,590	$93,799	47.0	$2,600	$122,148
9.8	$2,500	$24,575	14.4	$2,500	$35,970	11.9	$2,500	$29,725
						4.6	$2,519	$11,680
17.9	$2,400	$42,886	40.3	$2,400	$96,700			
77.2	$2,488	$192,133	114.7	$2,514	$288,427	87.6	$2,582	$226,317
7.2		$17,973	10.7		$26,981	8.2		$21,171

Gallery

Amenity List

Property

1. Gated automatic opening with a landline for guest access
2. Property fully deer fenced for additional security
3. Pillars at estate entrance with lighting
4. Irrigation pond for approximately 4 acre feet for frost protection and vineyard irrigation
5. Creek frontage to Green Valley Creek with riparian rights
6. Frost pump is a 6 cylinder diesel motor
7. Floating 15 hp electric pump for Irrigation
8. Separate pump system for landscape irrigation
9. Guesthouse with $2000 per month rental income
10. Separate well estimated production at 4 gpm with 1000 gallon storage in the pump
11. Approximately 1000 sqft storage barn
12. 65 kW olympian back up generator with automatic transfer switch
13. Photovoltaics solar array supply at approx 9.5 kW to power the main house
14. Paved private driveway
15. Pool with solar panels for heat, hot tub, and an automatic cover
16. Outdoor patio with built-in BBQ and outdoor kitchen

Wine Cellar

1. Approximately 120 sqft underground
2. Temperature control unit
3. Fully racked for 1000 bottles all in redwoods
4. Tile floors with drains
5. Sink and Storage

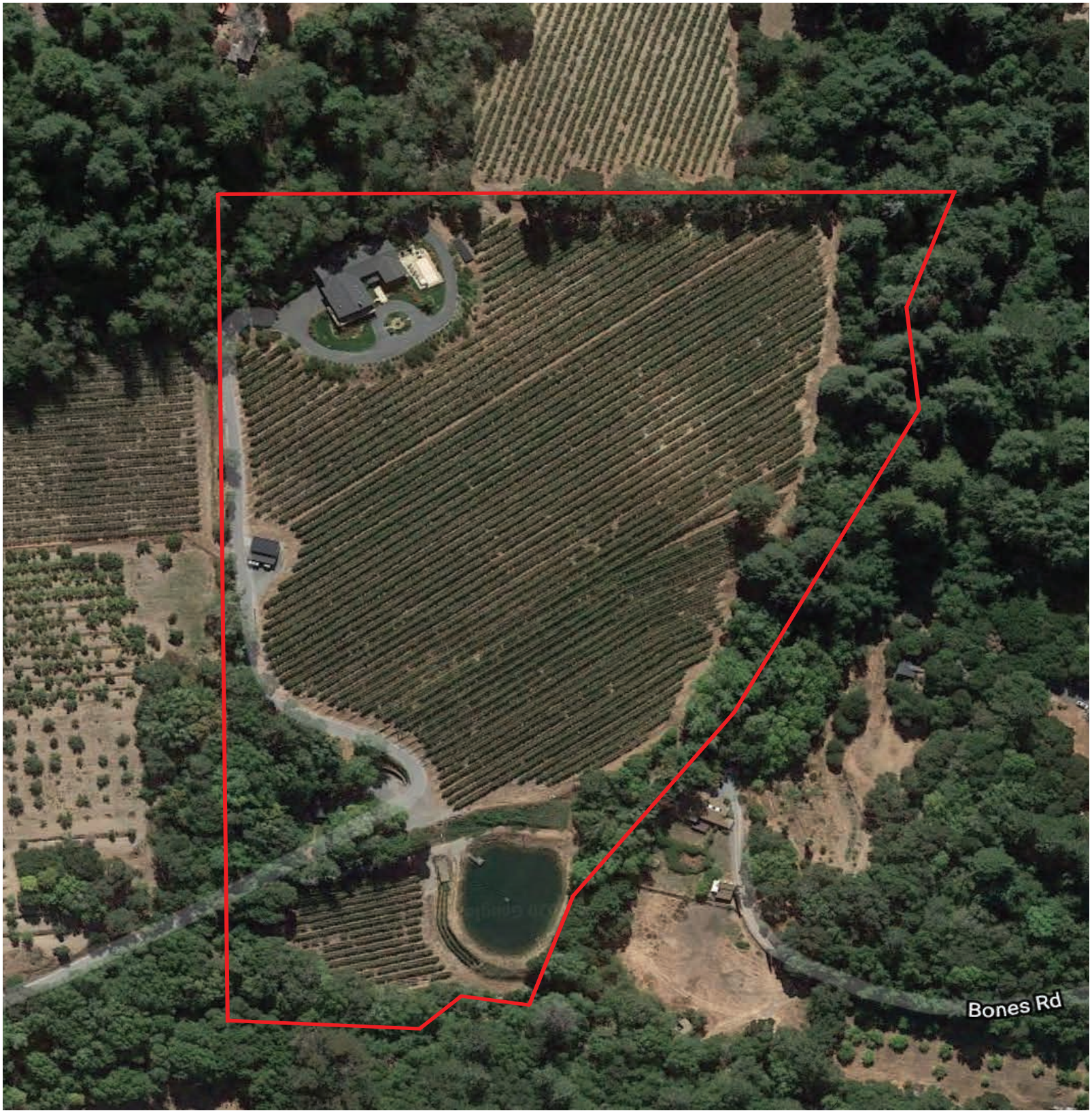
Garage

1. Seven + cars with extra room
2. Hot water piped to garage doors for car washing
3. Epoxy floor

House

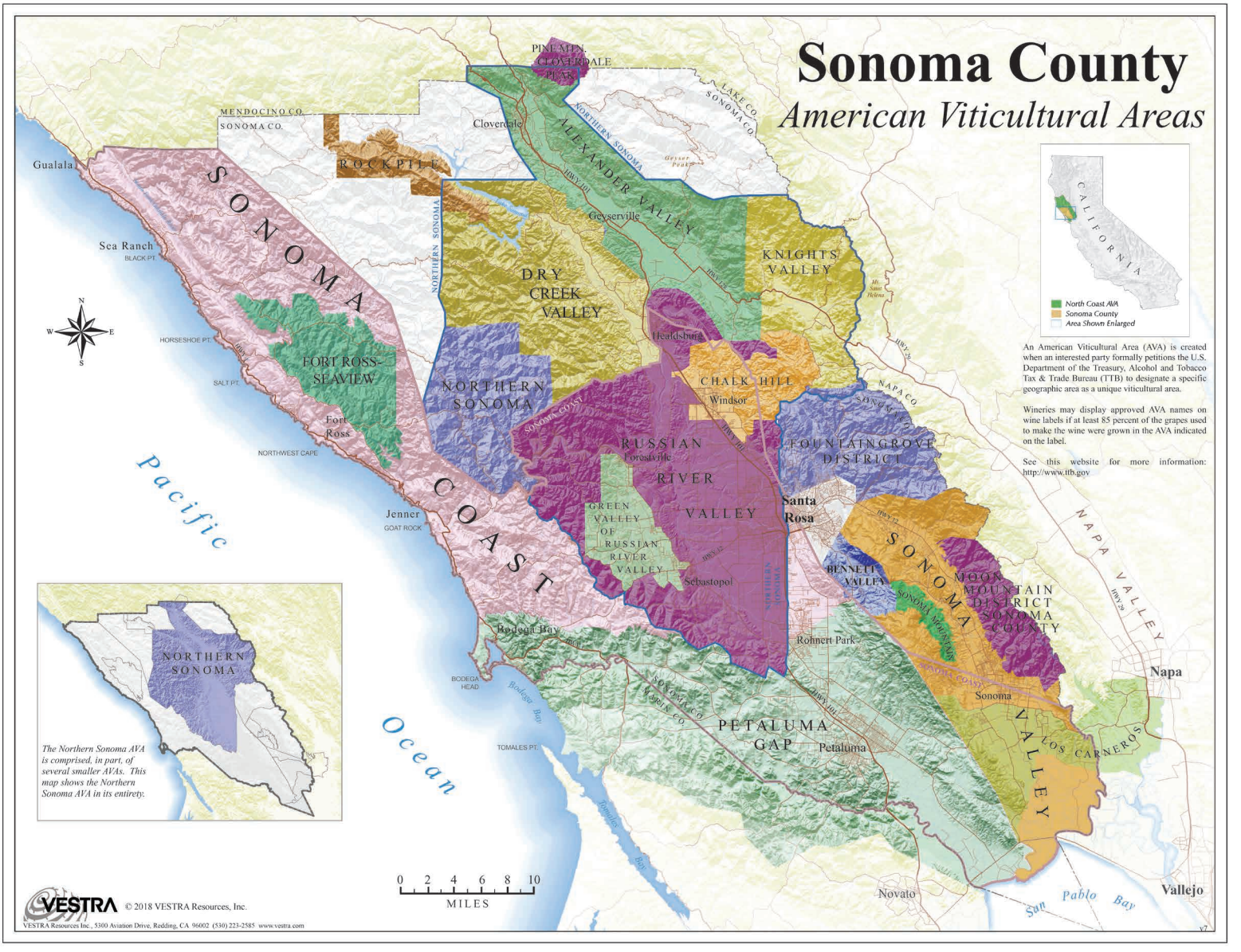
1. Two fully opening 12 feet Nana doors to the main deck for indoor and outdoor living
2. Guest suite with heated bathroom floors and a built-in kitchen with access to the pool area
3. Gas fireplace with automatic lighting on a thermostat and remote control
4. 36-inch Monogram refrigerator
5. 5'4" x 12' island with prep sink
6. Granite counter tops
7. Eight burner Wolf Range
8. Bar with a sink, ice maker, wine refrigerator
9. Two built-in microwaves
10. Miele double ovens, Miele single oven & a Miele dishwasher
11. Full-size freezer in the laundry room
12. One built-in ironing board
13. Two on-demand water heaters with instant hot water to both ends of the house
14. Dog shower in the laundry room
15. Indoor outdoors sound system throughout the house
16. Surround sound for T.V.
17. Cedarwood in the master closet & the coat closet
18. Walk-in double head shower with body sprays
19. House well is pumped to 3000-gallon storage tank which is UV treated
20. Reverse osmosis for drinking water
21. 1440 +/- sqft of the overall deck
22. All decks have a cable rail system for unobscured views
23. Travertine flooring in the entryway
24. Whole house A/C unit

Aerial Map



www.norcalvineyards.com

County Overview



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