

Old River Road Luxury Estate Hopland, CA



Offering Memorandum
Price \$3,500,000



www.norcalvineyards.com

Old River Road Luxury Estate

TABLE OF CONTENTS

- Salient Facts3
- Property Overview4
- Residence Photo Gallery.....5-6
- Residence Facts.....7
- Guest Suite.....8
- Shops, Office & Guest House.....9
- Aerial Map.....10
- County Overview.....11



Salient Facts

Address	10301 Old River Road, Hopland, CA 95449
County	Mendocino
AP#'s	047-310-10,11
Total	6 +/- total acres
Improvements	Luxury three story residence approximately 5,482 sq.ft., high end appliances, wine cellar with bar, elevator, outdoor entertainment area complete with kitchen.
Infrastructure	4 car garage -1,056 sq.ft. Guest suite and workout room - 1,082 sq.ft. Newer shop building, possible winery site, 4,500 sq.ft. Guest house (3 bed/2 bath) - 2,000 sq.ft. Farmhouse (3 bed/ 2 bath) - 1,200 sq.ft. Additional shop & office building 1,200 sq.ft.
Water	4 horizontal wells 100 +/- GPM combined
Zoning	AG40 & RL
Tax Status	Standard Mendocino County rate of approximately 1.125% of assessed value

Asking Price

\$3,500,000

****Adjacent 70 +/- acre planted vineyard is also for sale (see separate listing on website)



Built in 2010, no expense was spared in constructing this luxurious 3-story custom 5,482 square foot home. The main entry has a spacious open floor plan that consists of the grand kitchen with soapstone countertops, ultra high-end appliances, dining room with views of the outdoor entertainment area, sitting room with grand fireplace and expansive vineyard views. Other features of the main floor are mud room, 2 guest suites, butler's pantry, and your own elevator that services the master on the third floor and your own custom wine bar on the lower level. In addition to this opulent estate is an 2-story guest quarters with workout room, kitchenette, and oversized bedroom that your friends and family will love to stay in. Further structural improvements are a 4-car garage, newer shop building with over 4,500 square feet and an additional shop with office, 3 bed/2 bath guest home built in 2008, and a 3 bed/2 bath farmhouse.

Main Residence





Residence Facts

Main Residence Features

- 4,400 sq.ft. home – 3 bedroom/2.5 bath
- Floors – 12” eastern white pine
- Beams and trim around doors/windows – 100 year old knotty pine
- Marvin windows and sliders
- 3-story home with elevator and stairs
- Hunter Douglas 2” wood blinds
- Knotty Alder wood for interior doors, front door and mud room
- Tankless hot water heaters
- 3 HVAC units
- Great Room fireplace – gas starter with wood burning

Kitchen

- Leathered soapstone counters
- Farmhouse sinks with Kenmore elite garbage disposals
- Durasupreme cabinets
- Bluestar stainless steel range and grill with small oven
- DCS stainless steel 24” wok
- Pot filler faucet at range
- Miele 72” stainless steel refrigerator/freezer
- Miele dishwasher
- Jenn Air trash compactor

Library

- Bookcases and bench – 100 year old knotty pine
- Queen size murphy bed
- Full bathroom
- Travertine floor and shower
- Durasupreme Cabinets
- Marble countertop

Master Suite

- Spacious master on the 3rd floor
- Walk-in closets
- Balcony with sweeping vineyard views
- His & Hers Master Baths
- Marble countertops
- Durasupreme cabinets
- Travertine floors and shower
- Oversized tub and vast walk-in shower
- Under countertop refrigerator

Wine Cellar

- Custom bar with concrete counters
- Slate floors
- Stainless steel sink
- Marvel under counter refrigerator

Laundry Room

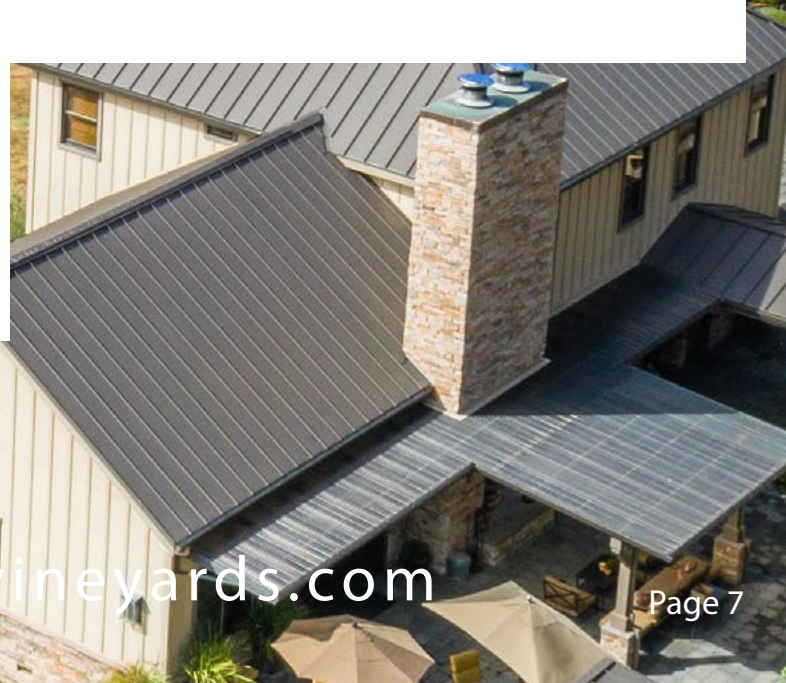
- Farmhouse sink
- Marble countertops
- Durasupreme cabinets
- Travertine floors
- GE Profile Washer/Dryer with pedestals

Outdoor Kitchen

- Lynz Stainless Steel 42” BBQ
- Lynz Stainless Steel under counter refrigerator
- Lynz Stainless Steel 2 gas burners
- Lynz Stainless Steel doors and drawers
- Kenmore Elite garbage disposal
- Soapstone Counter

Additional Buildings

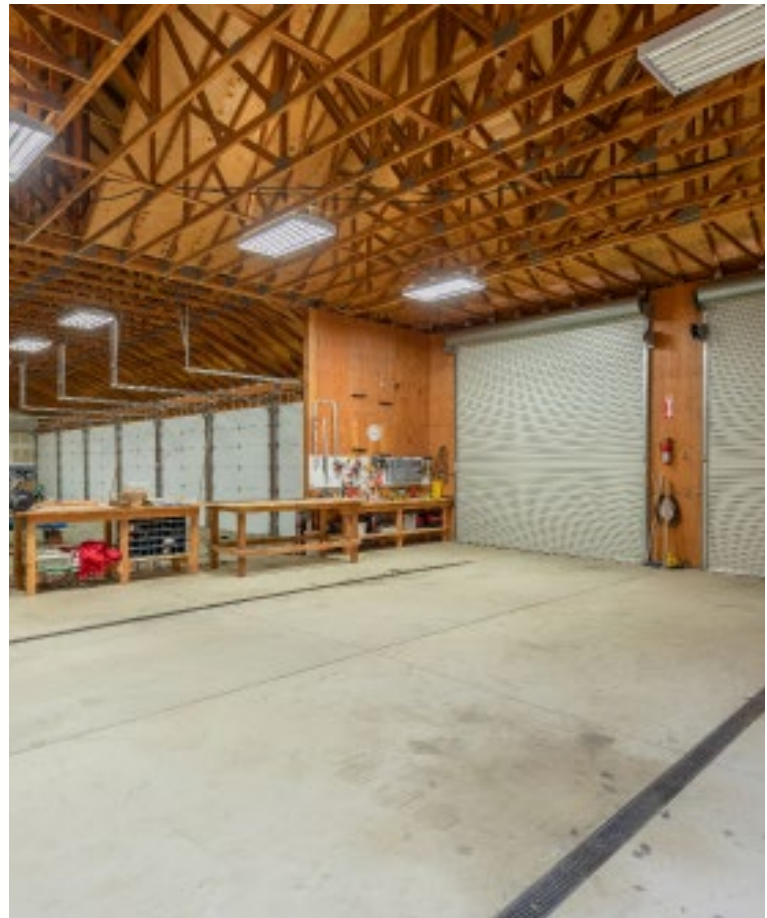
- 4 car garage -1,056 sq.ft.
- Guest suite and workout room - 1,082 sq.ft.
- Newer shop building possible winery site 4,500 sq.ft
- Guest House - 2,000 sq.ft.
- Farm House - 1,200 sq.ft.
- Additional Shop & Office building 1,200 sq.ft.



Guest Suite



Shops, Office, & Guest House



Aerial Map



County Overview

MENDOCINO COUNTY WINE MAP



Mendocino is a rural county of striking natural beauty, friendly small towns and people who love and protect the land. Since the 1850s, Mendocino County has developed a personality influenced by the values of independent family farmers, their respect for the land and their dedication to quality. At present many farms are owned and cultivated by multiple generations of the county's historic farming families. Today Mendocino's grapegrowers stand out as leaders in sustainable, organic, Biodynamic® farming.

Winemakers highly regard the quality of fruit produced naturally on unspoiled land by Mendocino's passionate grapegrowers. Vintners create balanced, pure wines from grapes that express the individuality of Mendocino's 10, diverse appellations.



MENDOCINO COUNTY AVAs





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*This information herein believed reliable but not guaranteed.
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