

# Knoll Top Cabernet Estate in Chalk Hill AVA Windsor, CA



Offering Memorandum  
Price \$3,500,000



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# Knoll Top Cabernet Estate in Chalk Hill AVA

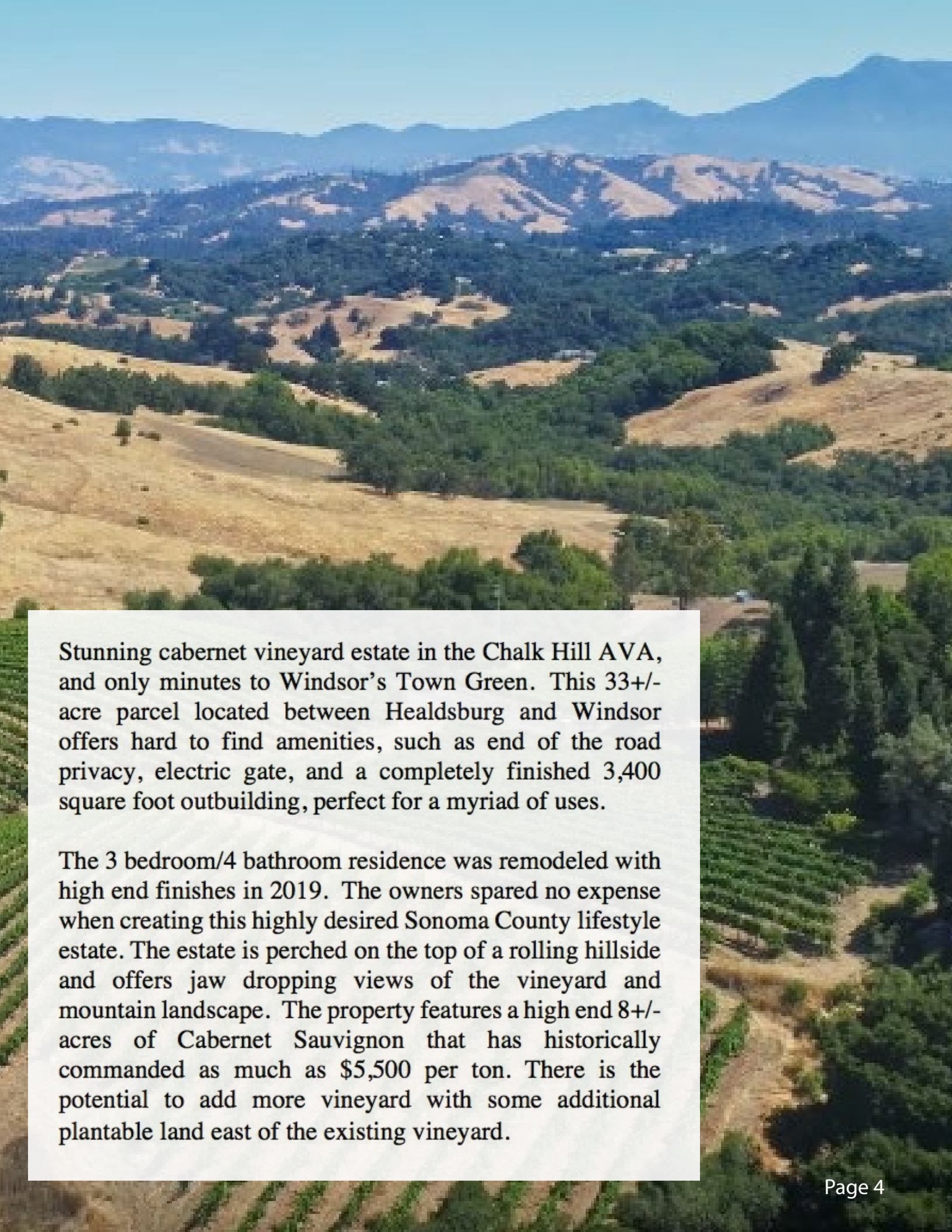
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# Salient Facts

<b>Location</b>	<b>12210 Brooks Road Windsor, CA 95492</b>
<b>County</b>	<b>Sonoma</b>
<b>AVA</b>	<b>Chalk Hill</b>
<b>APN</b>	<b>086-200-013</b>
<b>Parcel Size</b>	<b>33.21 +/- acres</b>
<b>Vineyard</b>	<b>8 +/- acres of Cabernet Sauvignon</b>
<b>Residence</b>	<b>Redmodeled 2,600 sq ft 3 bedroom / 4 bathroom Office and loft with full bathroom</b>
<b>Outbuildings</b>	<b>3,400 sq ft shop with water and power</b>
<b>Water</b>	<b>28 GPM well</b>
<b>Zoning</b>	<b>RRD B6 60</b>
<b>Price</b>	<b>\$3,500,000</b>



Stunning cabernet vineyard estate in the Chalk Hill AVA, and only minutes to Windsor's Town Green. This 33+/- acre parcel located between Healdsburg and Windsor offers hard to find amenities, such as end of the road privacy, electric gate, and a completely finished 3,400 square foot outbuilding, perfect for a myriad of uses.

The 3 bedroom/4 bathroom residence was remodeled with high end finishes in 2019. The owners spared no expense when creating this highly desired Sonoma County lifestyle estate. The estate is perched on the top of a rolling hillside and offers jaw dropping views of the vineyard and mountain landscape. The property features a high end 8+/- acres of Cabernet Sauvignon that has historically commanded as much as \$5,500 per ton. There is the potential to add more vineyard with some additional plantable land east of the existing vineyard.

# Residence Photo Gallery





# Residence Details

Panoramic views of Chalk Hill

Remodeled in 2019

3 Bedroom / 4 bathroom plus loft and office

Spacious 2 car garage

2,600 square foot residence

Open floor plan

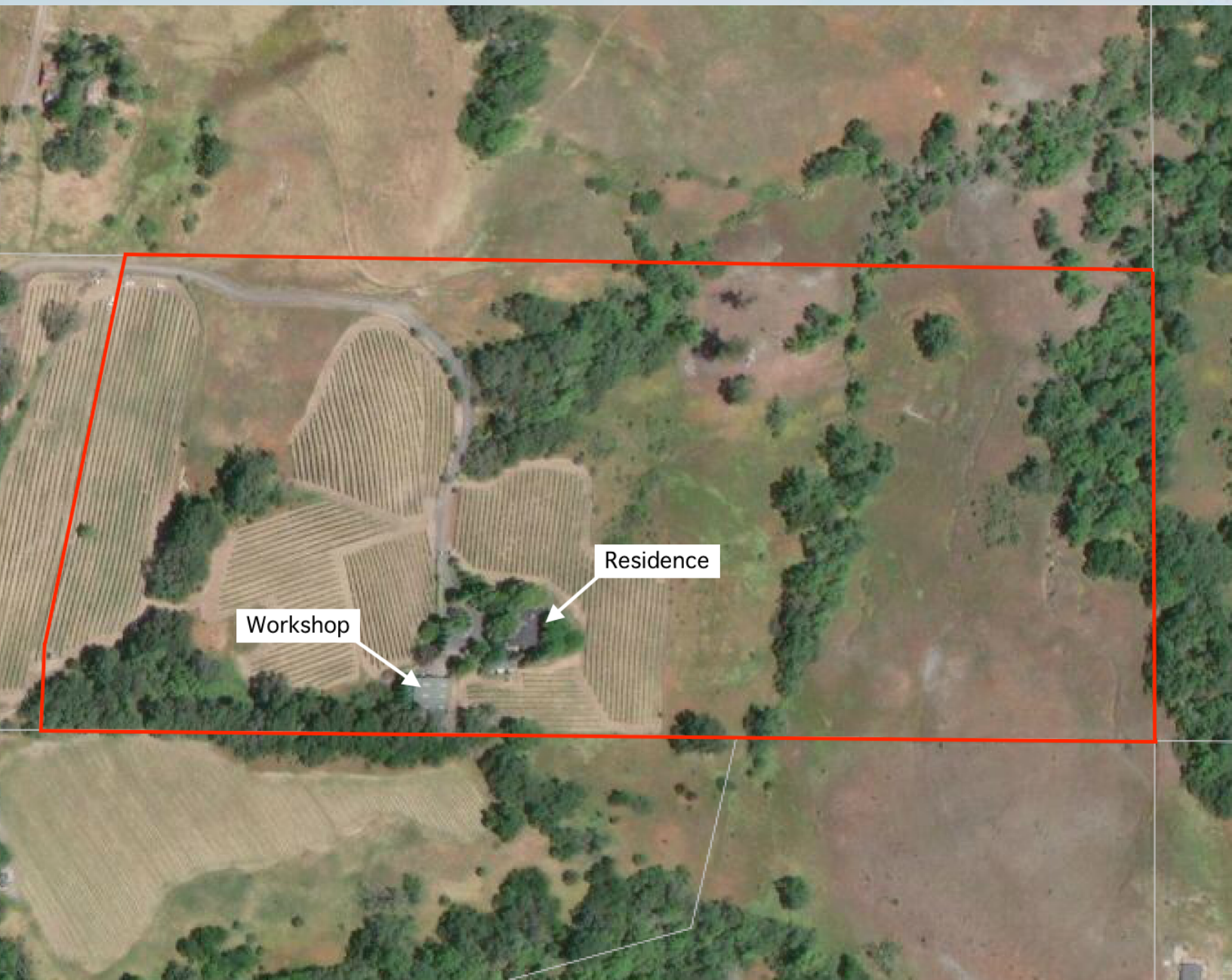
High end appliances

Outdoor kitchen overlooking the vineyards

2 Car garage

3,400 square foot shop with power and water

# Property Overview





# Vineyard Photo Gallery



# Vineyard Details



Block	Acres	Varietal	Planted	Clone	Rootstock	Spacing	Trellis
1	0.57	Cabernet Sauvignon	1997	337	110R	5 X 9	Unilateral Cordon
2	2.22	Cabernet Sauvignon	1998	337	110R	5 X 9	Unilateral Cordon
3	1.31	Cabernet Sauvignon	1998	337	110R	5 X 9	Unilateral Cordon
4	1.34	Cabernet Sauvignon	2001	337	110R	5 X 9	Unilateral Cordon
5	0.26	Cabernet Sauvignon	2001	337	110R	5 X 9	Unilateral Cordon
6	2.41	Cabernet Sauvignon	2001	337	110R	5 X 9	Unilateral Cordon

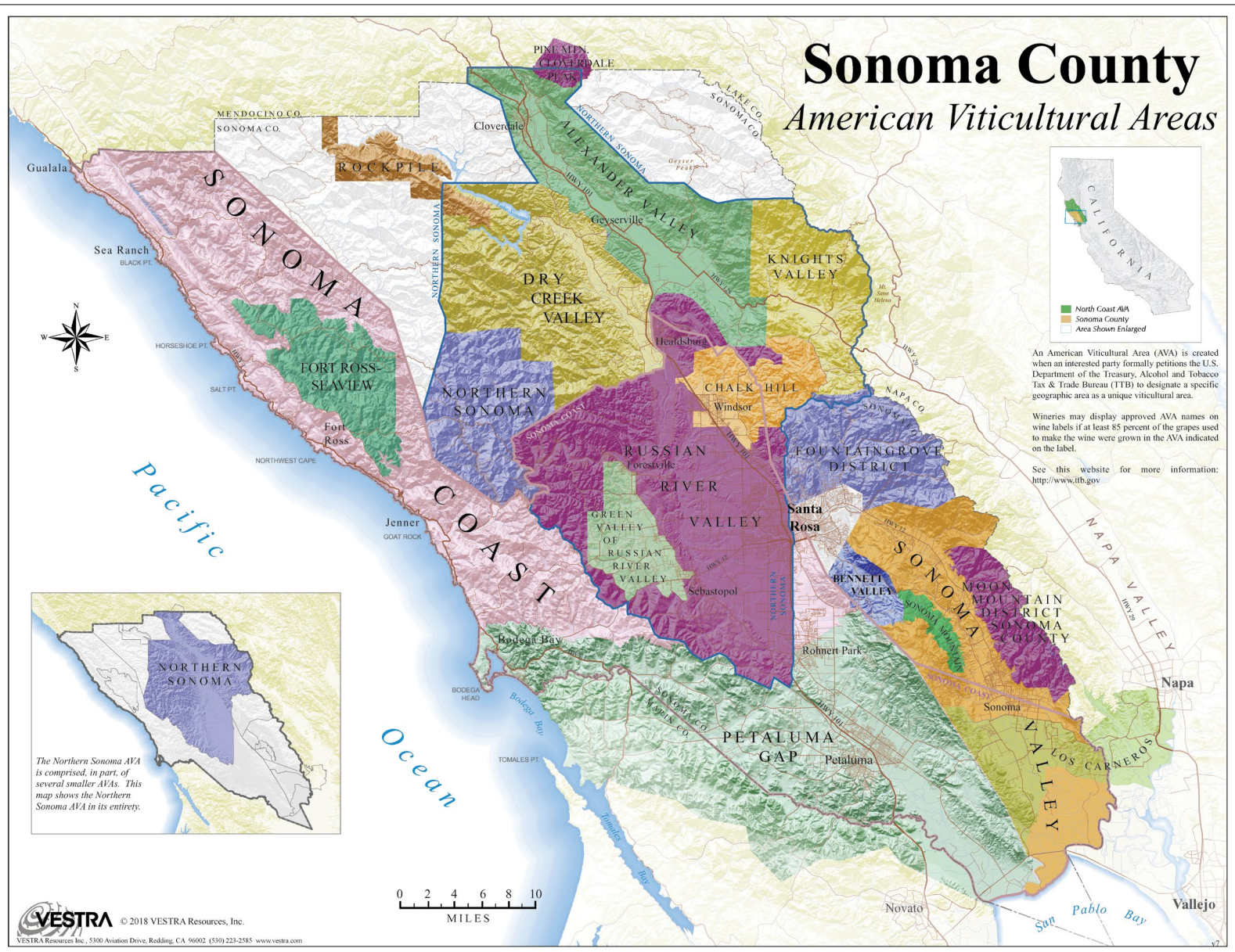
Year	Tons
2018	16
2017	14*
2016	20

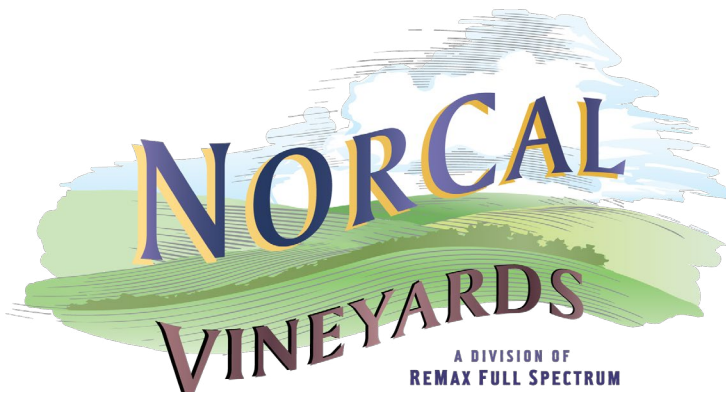
\*Due to the fires limiting winery access

# Aerial Map



# County Overview





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*This information herein believed reliable but not guaranteed.  
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