

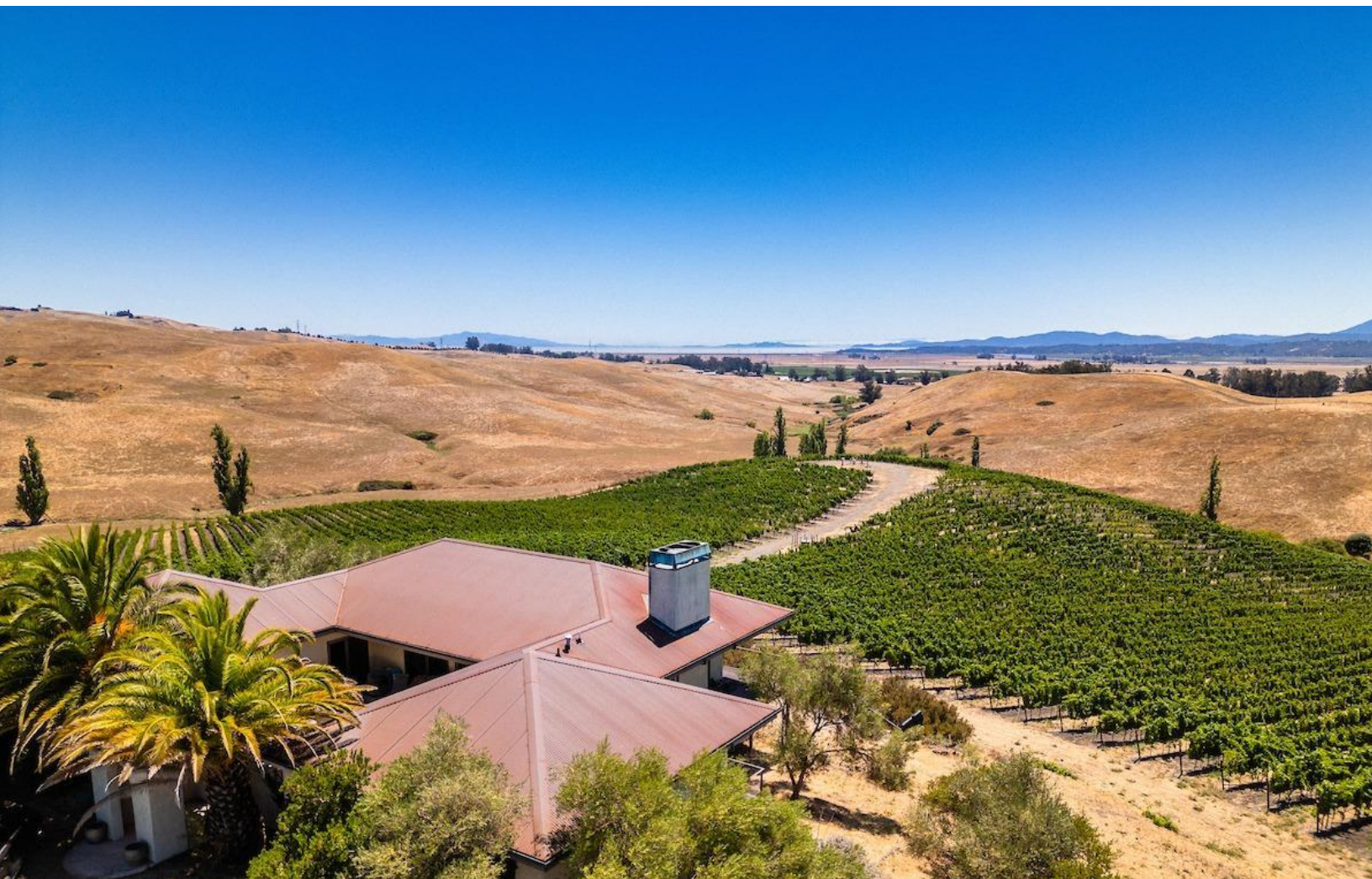
BROCHURE

6513 Lakeville Hwy, Petaluma CA

Nor  Cal
Vineyards
Invest Wisely

StarWine Ranch

Petaluma Gap AVA



COMPASS

2024



Property Details

Location: 6513 Lakeville Hwy, Petaluma

County: Sonoma

APN: 068-110-035-000

Zoning: Ag

Acreage: 60.13 Acres

Year Built 2000

Residential: 3-bedroom, 2.5-bathroom, 3,010 sqft

Vineyard: 28.73 acres of vineyard, Planted in 2018

AVA Designation: Petaluma Gap



About the Offering

Introducing StarWine Ranch, a breathtaking 60-acre vineyard estate nestled in the prestigious Petaluma Gap AVA. This exquisite property boasts 29+/- acres of ultra-modern Pinot Noir and Chardonnay vines, planted in 2018, promising a superb harvest for the discerning vintner or first time grape grower looking to get into the wine business/farming.

As you approach the residence, a captivating 3-bedroom, 2.5-bathroom home awaits, built in 2000 to offer luxurious comfort and panoramic views. The large great room presents an unrivaled 180-degree spectacle of the San Pablo Bay and majestic Mt. Tamalpais, creating an idyllic backdrop for both relaxation and entertaining.

For outdoor enthusiasts, the estate features a sizable pond, perfect for boating and fishing excursions, with an abundance of largemouth bass for the avid angler. Additionally, the property adjoins the expansive 3000-plus acre Tolay Regional Park, providing residents with endless opportunities for hiking and equestrian pursuits amid stunning natural surroundings.



Star Wine Plot Map



Star Wine Block Map



Revised: February 13, 2020
 6513 Lakeville Hwy
 Petaluma, CA 94954



APN #068-110-035



VINO FARMS, LLC

Ranch Entrance on Cordoza Rd.
 From Lakeville Hwy follow Niemela Rd to northeast
 0.2 miles then Cordoza Rd to north 1.3 miles



Vineyard Details:



Total Acreage: 28.73 acres

Elevation: 250 feet above sea level

Varietals Types By Acreage & Clone:

Chardonnay (13.38 acres):

Wente: 11.13 acres

Calera: 2.25 acres

Mt Eden: 2.18 acres

Swan: 2.57 acres

Pinot Noir (15.35 acres):

777: 3.77 acres

96.1 on 1616C: 2.97 acres

667 on 1616C: 2.32 acres

TVCSA on 1616C: 1.54 acres

2024 Production Projection: Estimated 112 tons

Tasting Room Details

Address: 11 E Napa Street, Sonoma CA, 95476

Lessor: Sonoma Court Shops, Inc.

Lease Term: August 1, 2023- October 31, 2026

Base Rent: \$2,750.00/ mo.

Permit Included: Yes (final allotted permit by the City of Sonoma)

Contact listing agent for more information (not included in real property offering but available under separate negotiation).





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