

*Proudly Presenting*  
**3950 Black Oak Drive**  
**Santa Rosa, California**





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OFFERED EXCLUSIVELY BY  
**TONY FORD**  
&  
**MONICA BUGICA**

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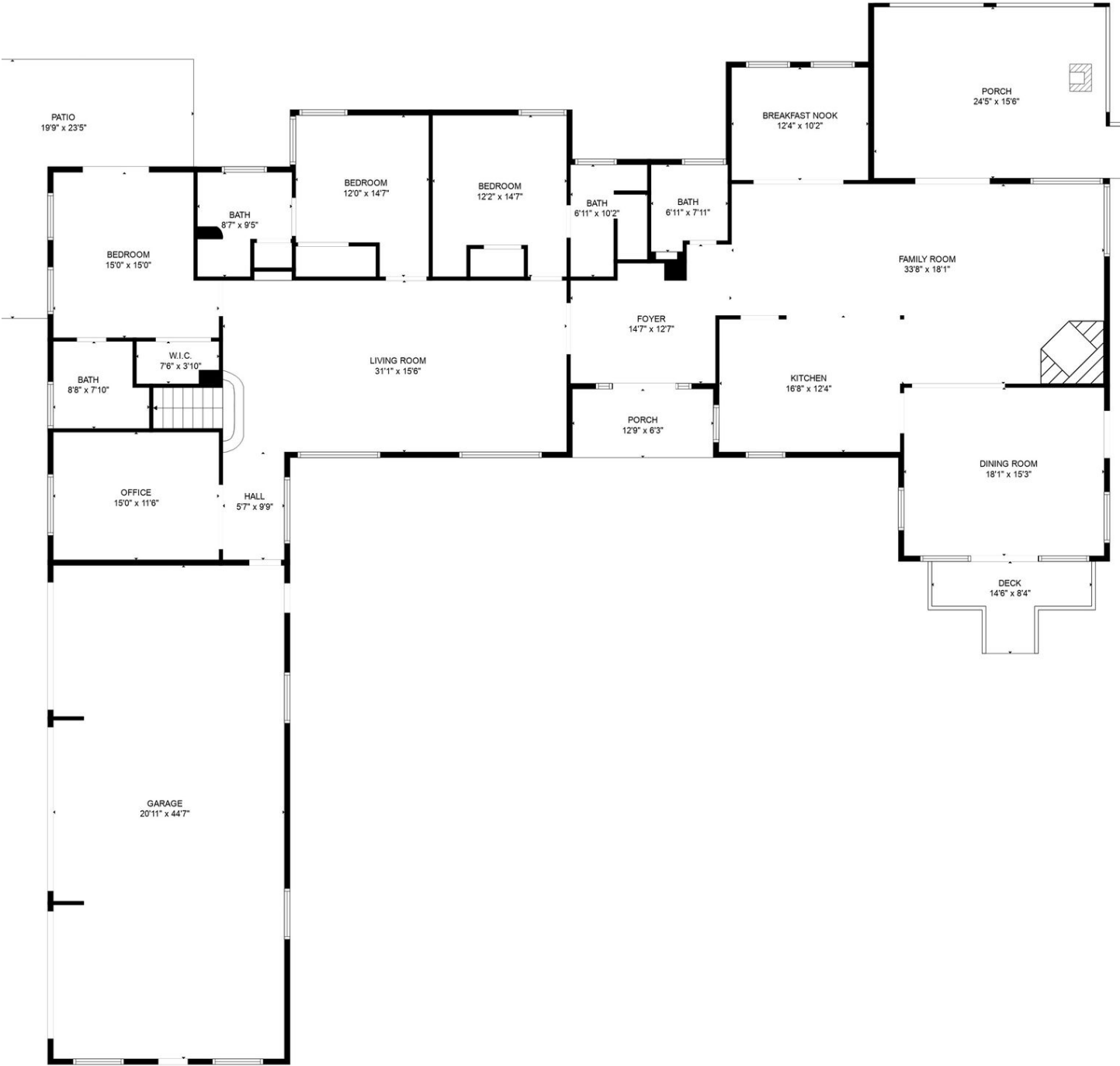
# PROPERTY OVERVIEW

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Remodeled in 2009, this custom 4BD/4.5BA estate sits on 5 acres, including 3.25 acres of ultra-premium Pinot Noir vines under contract at +/- \$5,000/ton. Designed for elevated living and effortless entertaining, the home offers a seamless indoor/outdoor flow, with single-level convenience and a grand upstairs primary suite. Dine alfresco year-round under a covered patio with built-in BBQ and heaters, then unwind in the newly added custom pool/spa surrounded by vineyard views. A detached barn features a gym, workshop, half bath, and wine closet, perfect for collectors. Upstairs, a charming studio with full bath offers a serene guest or creative retreat. With a whole-house generator, oversized paver driveway, and sweeping vineyard vistas, this estate embodies the quintessential wine country lifestyle - sophisticated, scenic, and entirely turnkey.

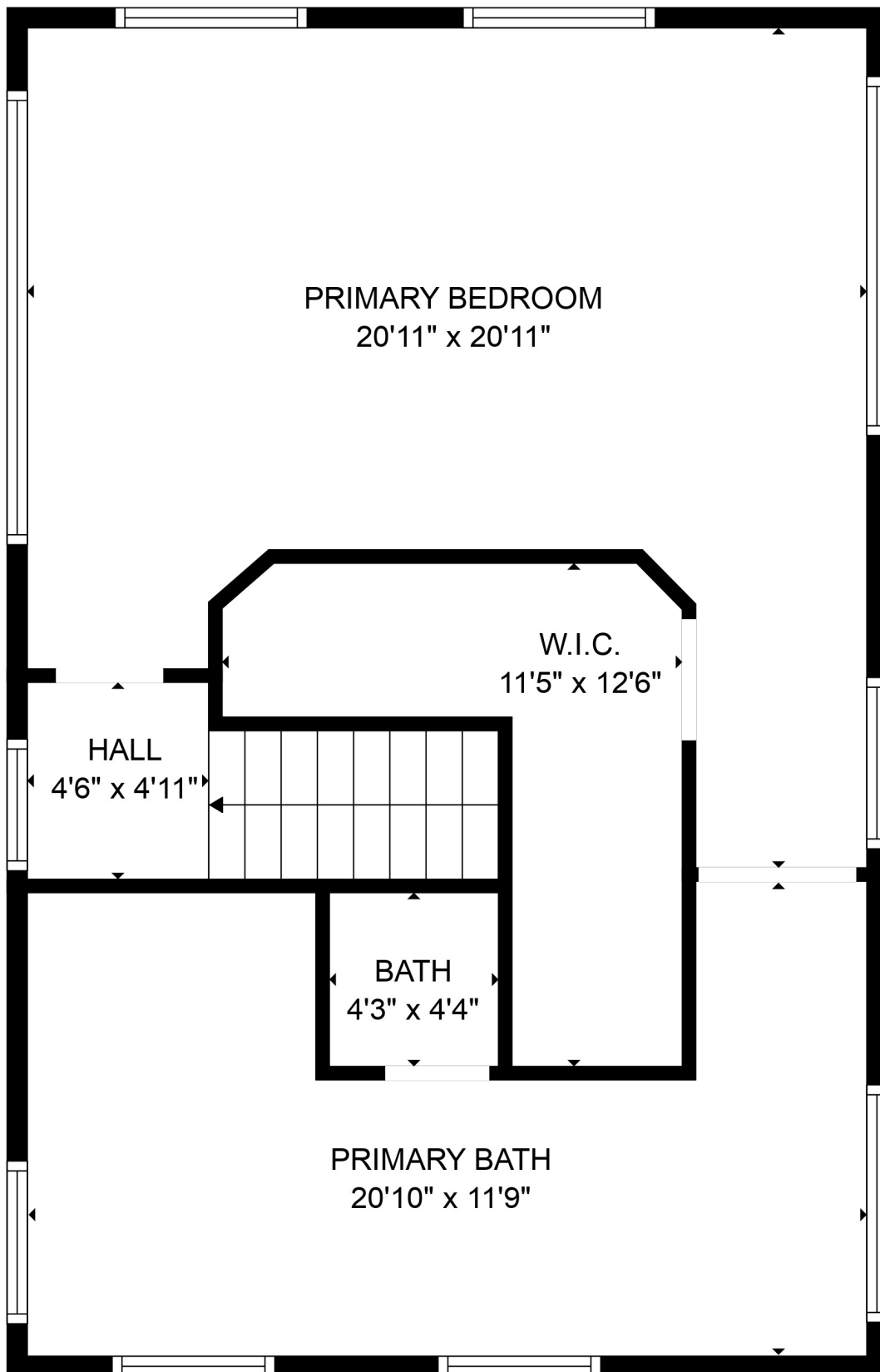


# FLOOR PLAN



Main House 1st Floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Main House 2nd Floor

# PROPERTY HIGHLIGHTS

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- 5 +/- acre property
- 3920 sf+/- main house with 4 en-suite bedrooms and 1 half bath
- 4 car garage
- Chef's kitchen for entertaining
- Formal dining room and breakfast nook
- 22W back up generator
- Owned solar
- Detached barn with workshop, gym, studio, laundry room and temperature controlled wine room
- New 32'x16' Italian inspired pool with hot tub and fountains
- Outdoor shower
- Outdoor entertaining area with plumbed gas fire pit
- Year round outdoor pavilion with heaters and wood burning stove

*\* Property is in an area that allows short term vacation rentals. Buyer to verify eligibility.*







## 3.25 Acres Premium Pinot Noir

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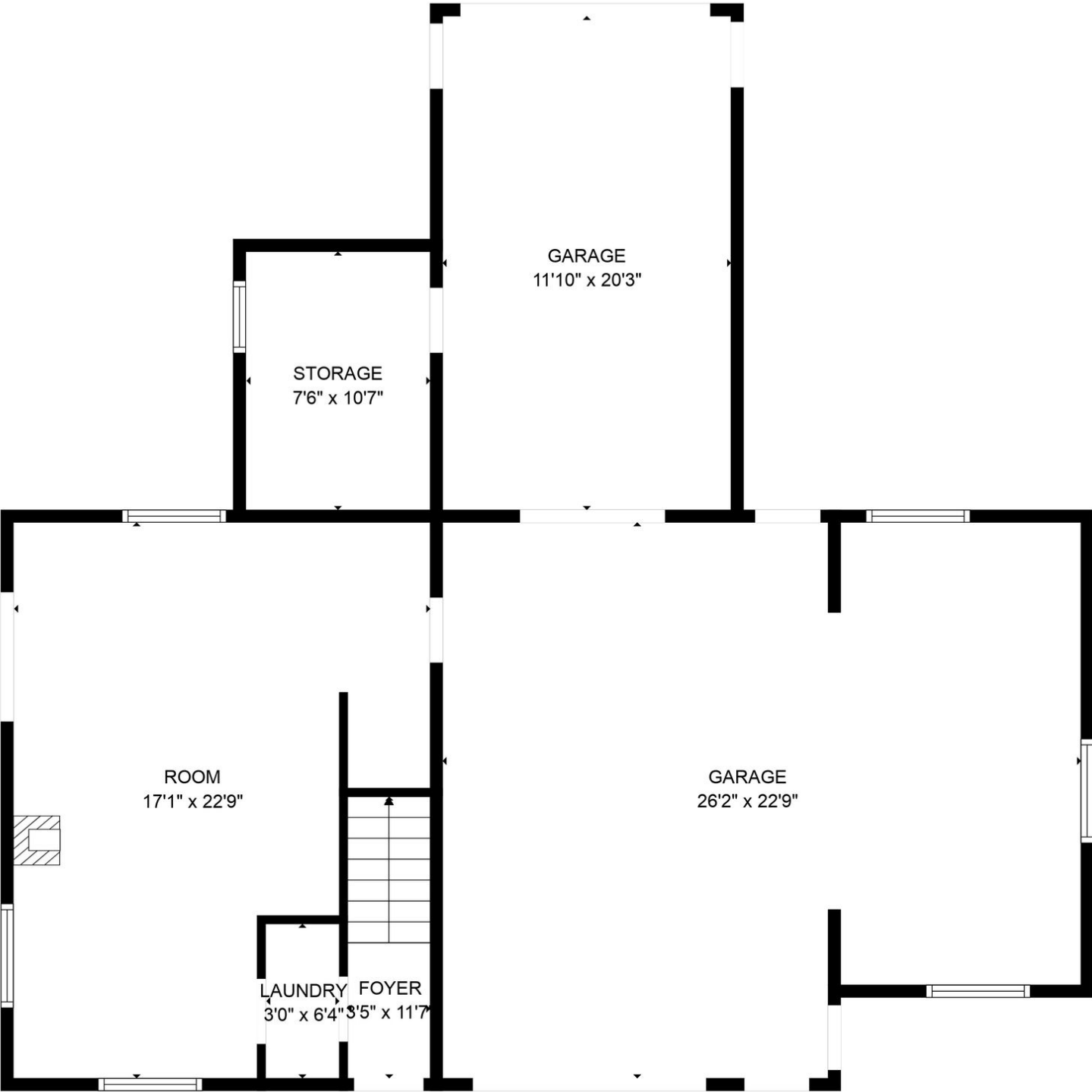
# VINEYARD INFORMATION

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- 3.25 +/- acres planted to Pinot Noir
- Dijon clones (115,667,777) on 101-14, planted 2008
- Year to year contract with Valette Wines-2025 contract is for \$4500/ton
- Year to year contract with Stressed Wines-2025 contract is for \$5200/ton.
- Production shared 50/50, both with vineyard designation
- Prior to this year, fruit was bought by Michael Browne (formerly Kosta Browne) for 5 years
- Year 22: 9.6 tons
- Year 23: 13.25 tons
- Year 24: 13.39 tons

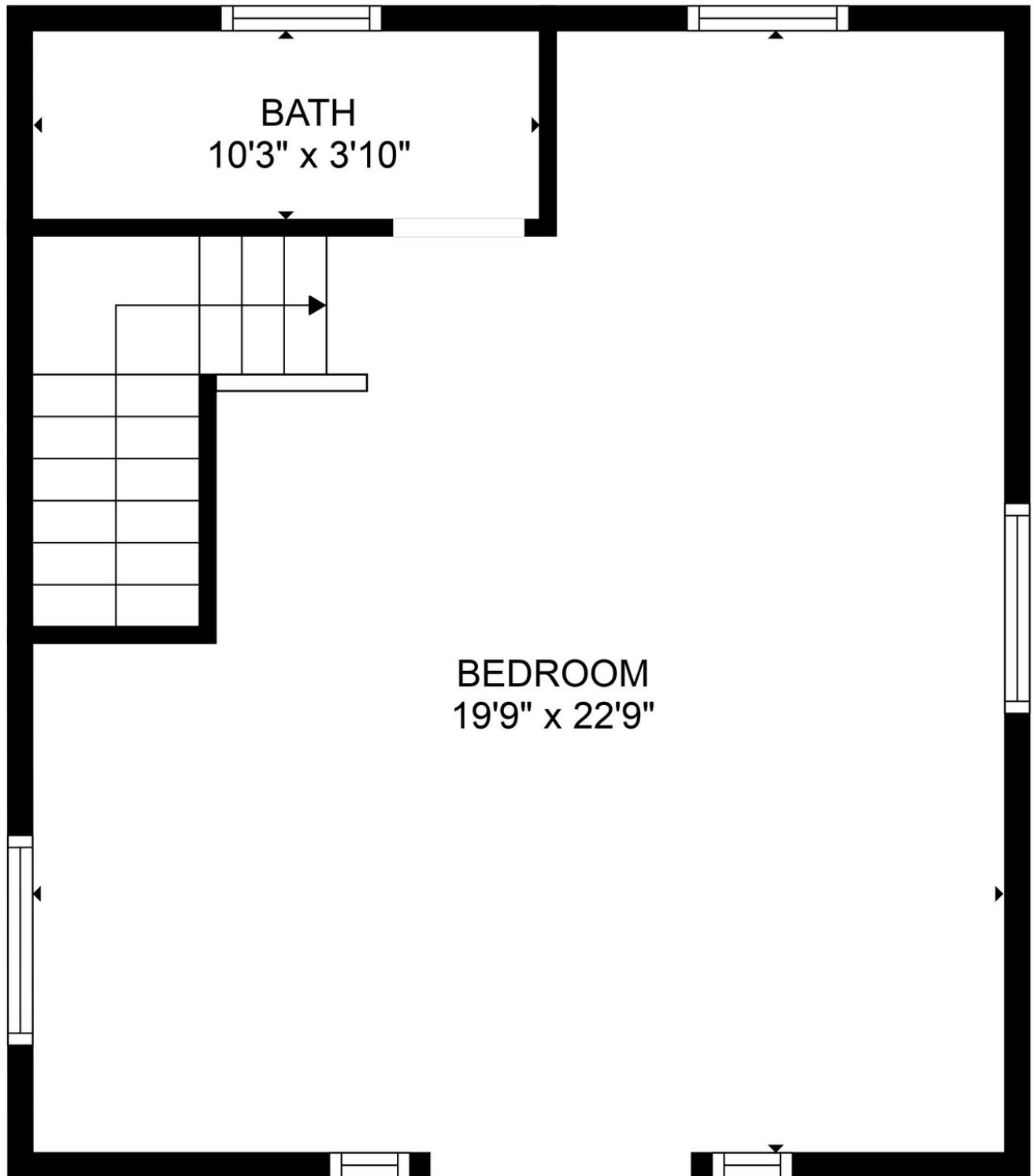


# FLOOR PLAN



Detached Unit 1st Floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Detached Unit 2nd Floor





# GOOGLE EARTH AERIAL MAP

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\*Property outline not verified

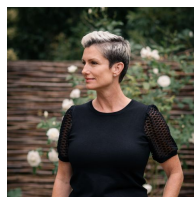


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