

Kazarwil Vineyard Estate
23235 Walling Road
Healdsburg, California



A property of distinction presented by:

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Kazarwil Vineyard Estate

One of the most tried and true real estate sayings is “Location, Location, Location!” and this property delivers the goods. Located less than 15 minutes from the downtown plaza in the lovely city of Healdsburg is this absolutely spectacular 58.9 acre parcel nestled in the foothills of the Dry Creek Valley overlooking Gallo winery’s prized Stefani Ranch and the rolling hills to the west that unfold to the Pacific Coast.

The approach to this property is very special. Walling Road is one of those classic lightly traveled country lanes lined with Oak and olive trees gently meandering by vineyard estates until you arrive at the gate leading to the subject property.

Once on the property you are treated to a combination of natural beauty that only Mother Nature could provide and the efforts of talented architects under the direction of the owners and stewards of the property, Bob and Doris Rivett.

The beautiful 2 bedroom guest house was designed by respected San Francisco architect Karl G. Smith as was the wonderful barn that features a temperature and humidity controlled wine storage unit.

Noted landscape architect Michelle Koo, under the direction of Doris Rivett, designed all the exterior gardens on the property, the most stunning of which is the magical rose gardens complete with a water feature and very fashionable potting shed that simply must be seen to be fully appreciated.

This property is all about the lifestyle that it offers. Whether enjoying the sensational views, watching the evening sunsets, enjoying breakfast on one of the decks off the main home, witnessing seasonal changes in the estate vineyards or entertaining guests this very special property is one of a kind and won’t disappoint. In my 30+ years of selling luxury estate properties I have only seen a few others rival this beauty.

Offered at \$5,250,000

For additional information and showing contact:

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NOTE: The seller and other sources furnished the information and statements contained in this offering package and while the information is believed to be accurate it may contain error. A prospective Buyer is advised to conduct independent investigations of the property by qualified experts of Buyer choice to determine the condition of the property and its suitability for Buyers purposes.



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- Address:** 23235 Walling Road, Geyserville, California
- Location:** West of Highway 101 on Canyon Road to a right turn onto Walling road to the subject property. Thomas Brothers Map: 281-J3
- Assessor's Parcel #:** 139-180-019
- Parcel Size:** 58.92 acres more or less per Assessor's Parcel Map
- Zoning:** Resources and Rural Development (RRD); B7 frozen parcel size
- Utilities:** PG&E electricity; propane; satellite dish; telephone
- Water:** Good producing well with two 10,000 gallon cement water storage tanks.
- Waste Treatment:** Two separate standard septic systems. The main residence is approved for 3 bedrooms. The granny unit is approved and installed for 2 bedrooms.
- Improvements:**
- MAIN RESIDENCE: A single family home built circa 1992 of approximately 3,000 square feet featuring 3 bedrooms, 3 bathrooms, large kitchen with eating area, great room with dining area, den/library, inside laundry. There are several redwood decks accessed off the main residence as well as a 792 square foot attached garage.
- GRANNY UNIT: Built in 2001 this 840 square foot unit consists of 2 bedrooms, 2 bathrooms, kitchen and living room. The unit was architecturally designed and superbly finished. Very high quality. Features include limestone countertops, a 6 burner Wolf range, SubZero refrigerator, Miele washer/dryer (stack unit) and other name brand appliances. The outside has a hot tub and built in BBQ unit in the patio area.
- BARN: Wood frame and wood siding on this architecturally designed attractive 3 bay barn structure. There is a kitchenette and full bathroom with a stall shower (not permitted). Insider the barn is a temperature and humidity controlled wine storage unit.
- TENNIS COURT: Located between the barn and granny unit is a full size tennis court.
- POOL: Located behind the main residence is a very inviting inground pool. There is a large lawn area next to the pool as well as an outdoor BBQ spit and wet bar perfect for entertaining guests.

THE GARDENS: The true gem on this magnificent estate is the lovely rose gardens that were inspired by Doris Rivett and developed at the direction of a wonderful landscape architect. There are beautiful paths through the gardens, water features and a garden shed all complimenting this special place.

Vineyard:

There are approximately 22 acres planted to Cabernet Sauvignon and Zinfandel vines. Doug Lloyd provides the vineyard management.



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