

Puccioni Creek Estate
22200 Puccioni Road
Healdsburg, California



A property of distinction presented by:

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Puccioni Creek Estate
22200 Puccioni Road
Healdsburg, CA

Location: Approximately 10 minutes southwest of the city of Healdsburg. Westside Road south to Mill Creek Road. Right on Mill Creek Road, about 3.4 miles to a right onto Puccioni Road.

Assessor's Parcel #: 110-060-057

Parcel Size: 25.64 acres more or less per Assessor's Parcel Map.

Zoning: Resources and Rural Development (RRD); VOH Valley Oak Habitat Combining District; Z Second Unit Exclusion Combining District.

Utilities: PG&E electricity; backup generator; propane gas; satellite TV; T-1 high-speed internet service.

Water: Private shallow well with seasonal variation in production. 8,000 gallon cement water storage tank for domestic and auxiliary use. A separate 5,000 gallon tank dedicated for fire protection.

Waste Treatment: Standard septic system designed and installed for 3 bedrooms.

Improvements: The original residence was constructed circa 1982. In 1996 an architect, Peter Witter, founder of Axia Architects of Santa Rosa, remodeled the home to a configuration of 3 bedrooms, 3 bathrooms, great room and kitchen with eating area. In 2005, the attached 600 square foot garage was converted to living space currently being utilized as two offices with a laundry room and new half bath - making the total square footage of the main residence just over 3,100 square feet. Other features include zoned heating/AC throughout and solar-assisted hot water.

The following two years 2006 and 2007, a new detached building, also designed by Peter Witter, was constructed. The lower level is used as a garage/shop with room for 2 cars. The rear of the building is a truly beautiful 440 sq. ft. wine cellar designed for entertaining with refrigerator, dishwasher, built in wine racks, large table and space set aside for wine barrels. The upstairs measures approximately 1,200 square feet and has two rooms with heating/AC and a bathroom; all quality built with nice finishes. The upstairs spaces are not permitted for lodging or bedrooms.

Upon entering the property, off to the right is a steel framed barn building built in 2005 with wood siding and a metal roof. The two-story structure measures 960 square feet on the lower level with parking and large workshop and approximately 480 square feet of storage space on the upper level. The attached lean-to building houses the tractor and farm implements. Near the barn are a new well house and a large firewood storage barn.

Other Features: Bocce ball court; petanque court; extensive landscaping with green house; outdoor fire pit.

Pool: In ground 20' x 44' gunite swimming pool with solar panels.

Vineyard: There are predominantly two distinct vineyard blocks, namely the Old Zinfandel blocks planted in 1979 and 1980, which consists of approximately 3 acres and are being dry farmed and head pruned on 7' x 11' spacing. The new 3 acre block has 2,045 Zinfandel vines, clone 8 on St. George root stock on 6' x 8' spacing on wire and 240 vines head pruned that will be dry farmed. All the grapes are under a contract with Mill Creek Winery. The revenue in 2011 was \$36,000.

Offered at \$3,250,000



For additional information and a private showing contact:

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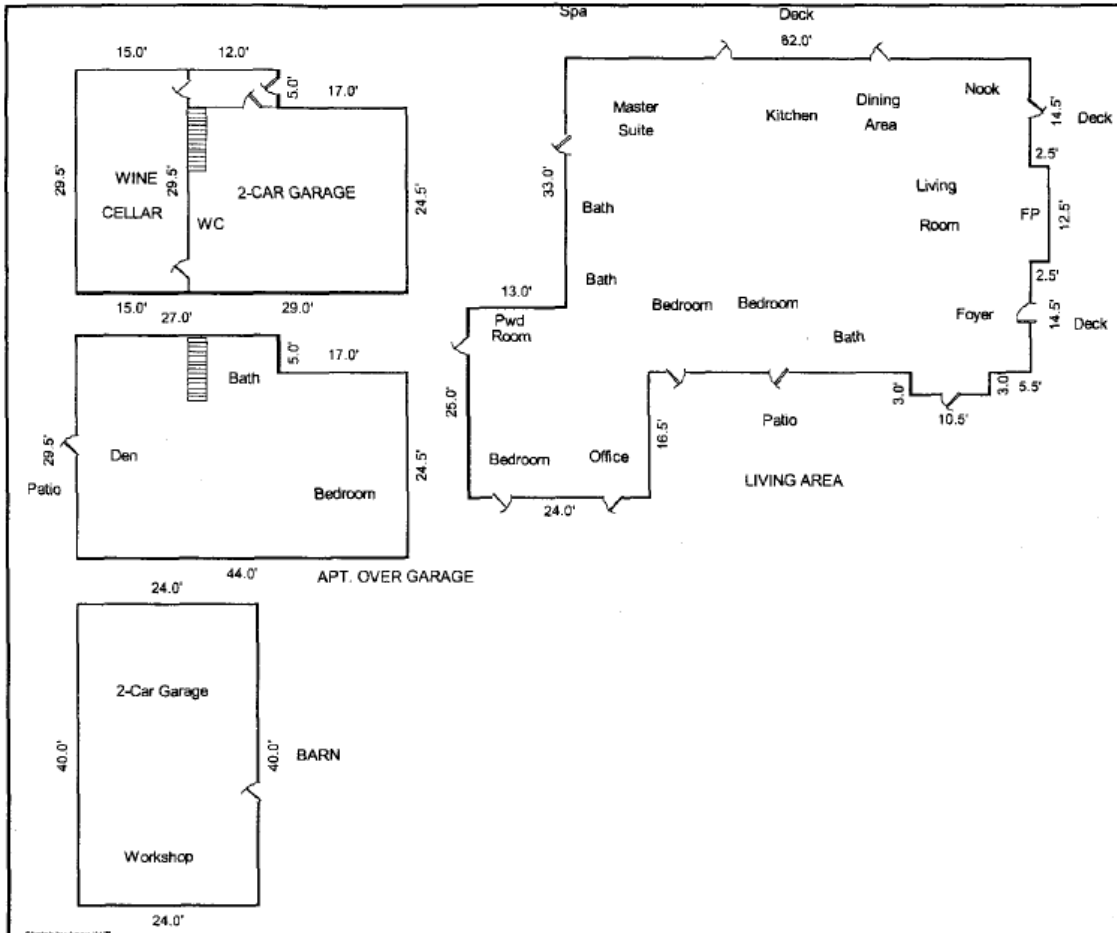
NOTE: The seller and other sources furnished the information and statements contained in this offering package and while the information is believed to be accurate it may contain error. A prospective Buyer is advised to conduct independent investigations of the property by qualified experts of Buyer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

22200 Puccioni Road, Healdsburg CA
Assessor's Parcel No: 110-060-057
Aerial Map



Building Sketch (Page - 1)

Borrower/Client	Downey & Beacham Loan #476864-4		
Property Address	22200 Puccioni Rd		
City	Healdsburg	County	Sonoma
		State	CA
		Zip Code	95448
Lender	First Republic Bank		



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	Living Area	3142.25	3142.25
GAR	2-Car Garage	770.50	770.50
OTH	Barn	960.00	
	Apt. over Garage	1213.00	
	Wine Cellar	442.50	2615.50
TOTAL LIVABLE		(rounded)	3142

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
Living Area		
2.5 x 12.5		31.25
3.0 x 10.5		31.50
24.0 x 25.0		600.00
11.0 x 33.0		363.00
41.5 x 51.0		2116.50
5 Calculations Total (rounded)		3142