

RANCHERIA REALTY - TIM MATHIAS 707-272-9280

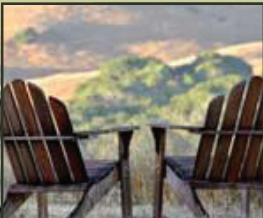
MAIN HOUSE AND OFFICE/GUEST QUARTERS ON 205 ACRES  
BEAUTIFUL ANDERSON VALLEY - BOONVILLE, CALIFORNIA



PRICED AT \$3,245,000

**L**ocated on a bench in the mountain high above the village of Boonville, this lovely French Chateau is a graceful lady that exudes the Charm of the French Countryside. The setting is exceptional with stately oaks all around and overlooks the world class Pinot Noir Vineyards of Anderson Valley.

**T**he land is 205 acres of south facing grass lands with oak, madrone, and bay trees framing the many flowing meadows. The location at the end of the road assures the privacy, solitude, and security that is fundamental to a place of rest and relaxation. Draws, creeks, and a pond, are habitat for the abundant wildlife.



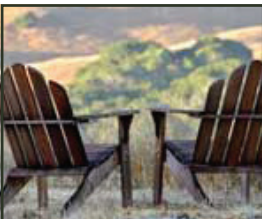
RANCHERIA REALTY  
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Main House

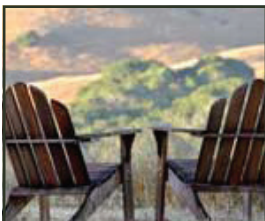
The two story home features a great room on the bottom floor centered around a large marble fireplace. At one end is an inviting and lovely chef's kitchen with marble counters, custom cherry cabinets and quality appliances. Bright southern light and views from every window, easily shifts your focus to the outside.

In the center of the greatroom is a dining area in front of the fire, and on the opposite end from the kitchen is a living area set up for quiet conversations or the entertainment of a good book or movie. Rosewood flooring and 12 foot ceilings give this great room a warm and stately feel.



Main House

The graceful rot iron stairwell leads you into the upstairs with two well proportioned bedrooms and two lovely tiled bathrooms. Balconies off of the Master suite and the hall at the top of the stairwell, give ample space for star gazing and a place to warm up to a hot cup of coffee on a cool summer morning. One of the nicest rooms in the house, is not really a room at all but a large front porch, draped by huge wisteria, that accents the exceptional views. This is a place to enjoy the cool summer breezes, lovely evening sunsets, and a glass of your favorite Anderson Valley Pinot Noir wine. The sellers refer to the many hours spent here as getting "Porched".



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Office/Guest Quarters

Above the detached garage, is an ultra custom office/guest quarters with state of the art tech features hard wired and set up for streaming video and internet controlled devices throughout. No detail was left out. A large central room houses extensive cabinets and bookshelves. In addition there is a kitchenette, a large bathroom that is fully tiled with a central multi-head shower and state of the art sauna. Recessed lighting provides a soft glow to the room.

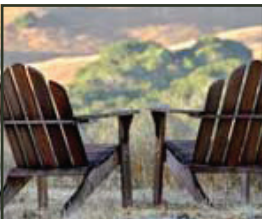


Office/Guest Quarters



Beautiful views

For the Pinot lover in the family there is ample room to grow some of those superior Anderson Valley grapes to make some world class wine. There have been approximately 30 acres of ground identified in small blocks, that could be suitable for vineyard. The exposure and site appear to be exceptional. For the wildlife enthusiast, wild animals abound, including pigs, deer, bobcat, coyotes, and many other creatures of the forest. Trails roads and secluded spaces are also abundant on this exceptional ranch property.



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