



Baker's Acres!

A gentle 24 acres and a Lovely Country Home

Just a few miles from Hwy 101, at the upper end of Anderson Valley lies this beautiful ,secluded, peaceful property . The gentle 24 acres features one of the finest homes in Anderson Valley, easy access AND no highway noise, a wonderful mix of woods with walking trails and open meadow, where a wonderful family orchard and garden reside.

The three bedroom, three bath 3782 sq. ft. custom home has a two-car attached garage, and a matching barn. Built in 1996, the home features the perfect Country Kitchen, and boasts a genteel country feel throughout.

The property was developed and the home designed by a couple that love to cook using fruits and vegetables grown on the land.

Priced to sell at \$1,198,000

RANCHERIA REALTY

Located in the Heart of Anderson Valley, California

Tim Mathias, Broker 707-895-3333 or 707-272-9280



www.rancheriarealty.com

Upon entry you are welcomed by **A graceful foyer** , which features a lovely view through the doors to the deck and a spiral staircase to the second floor .

The perfect **Chefs Kitchen** will please the most demanding chef! Extensive Brazilian granite countertops are framed by lovely white cabinets. The Island features a Viking cook top. Add a sub zero refrigerator, Jenn-air double ovens and a moisture controlled warming oven and you have the perfect Chef's Kitchen. A well planned Pantry provides additional storage space.



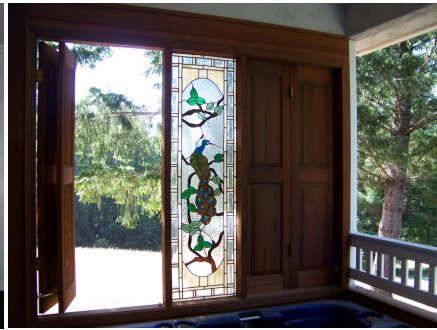
A Butler's closet between the kitchen and formal dining room provide convenient space for accoutrements. A light and lovely garden breakfast nook is the perfect spot for morning coffee. The dining room awaits those wonderful gatherings of family and friends.





The living room, library and spacious master suite complete the entry level. A rock fireplace with a welcoming hearth and a convenient wood box anchor the living room/library - the perfect spot to relax with a good book. The spacious master suite is a second living space, complete with a sitting area and doors to the deck and spa. The master bath is beautiful and the large walk-in closet would also be a perfect nursery, with room for baby, clothes and more.

Two Bedrooms, each with their own bathroom are located on the second floor. **The magnificent office** also resides on the second floor. A large window over the desk looks out over the garden and orchard to the beautiful Yorkville Hills beyond.



Built under the current owners watch, The Home is of top quality construction, including extra insulation and top of the line windows and doors for energy efficiency. A propane fireplace in the dining room, the wood burning fireplace in the living room and a propane forced air furnace provide warmth and ambiance. Cooling is central air.

The Land—24 acres of gentle land with a wonderful mix of woods and open area. Walking paths through the woods are perfect for an evening stroll. Privacy, Solitude AND Easy Access, less than two hours from San Francisco, just minutes to the conveniences of Cloverdale and wine tasting in Anderson Valley - It doesn't get much better than this!

Much of the land is park like with large fir trees and lovely oaks. Near the center of the property sits the home, the garden and the orchard. A lovely sunny spot! Fruit trees in the orchard include apple, pear, cherry, a couple nut trees, plum and peach. A mature berry patch in the garden provides a variety of berries AND Kiwi. The vegetable garden is large and has room to expand. Water is abundant with a strong well that



Yorkville is located at the upper end of Anderson Valley. The valley is known for its cool summer coastal breezes, fog shrouded summer nights, bright sunny days, and excellent Pinot Noir Wines. While it is close to the bay areas it has retained its very rural character. Wild life is abundant and the beauty of God's creation is all around. The village of Yorkville is just a tiny berg, but there is a strong sense of community. Whether you want to get away or get involved, both are available in this rural area.



Bring your dreams to Baker's Acres

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by

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