



## *The Queen of Anderson Valley!*

*An 80 acre ranch and Custom home with panoramic views on Anderson Creek,*

*Sometimes there is a property that has a group of features that make it truly an exceptional property and this ranch is one of those properties. With the lower portion of the property having around 30 acres of mostly open grassland, we estimate approximately 20 acres could be planted to World renowned Anderson Valley Pinot Noir. At the bottom of the property is Anderson Creek a year round tributary to the Navarro river, and on the upper reaches of the property is a lush redwood forest and a lovely redwood canyon. Improvements include a 2800 sq. ft. custom home with exceptional panoramic views of the Anderson Valley, 3 additional small living structures, a serene and lovely pond, and a hobby vineyard, for the wine enthusiast. The ranch is close to town yet quiet and private. Add to all of this licensed water rights and low property taxes due to it's Ag Preserve status and you truly have The Queen of Anderson Valley.*

***Offered at \$2,500,000***

# RANCHERIA REALTY

Located in the Heart of Anderson Valley, California

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*The property features gentle hillside meadowlands that are ideally suited for Anderson Valley's cool weather varietals. A hobby vineyard will supply your wine cellar with excellent Anderson Valley wine.*

*Water is plentiful with a good domestic well, a historic spring, a pond and licensed water rights (State Water Resources Control Board) from Anderson Creek.*



*Enjoy the best nature has to offer in solitude. Marvel at the beauty of Anderson Creek, hike through the redwood forest, sit by the pond and watch wildlife enjoying the fresh, clear waters, sit on the deck and marvel at the panoramic views of Anderson Valley. Looking for a more active life? Bring your animals and garden gloves.*







***The Custom Home** offers an abundance of custom features. Built by the owners, every detail was considered. Skylights and custom lighting give every room a special glow. Radiant heat provides a special warmth, supplemented by the central heating and air conditioning system. Loewen wood windows bring the outside indoors and add to the beauty of the home. Closet and storage space abounds. The home is anchored by the beautiful great room/kitchen. Or, you can entertain in the formal living room and dining rooms. In addition to the master suite, there are 2 guest bedrooms that share a bathroom. A third bathroom is off the mud/laundry room, perfect for country living. The covered decks are perfect for outdoor entertaining.*

***The Chef's Kitchen** offers multiple work spaces, granite counter tops, a Butler's pantry and top of the line appliances. Lovely alder cabinets provide abundant space. And the many windows provide light and more importantly, beautiful views of Anderson Valley*

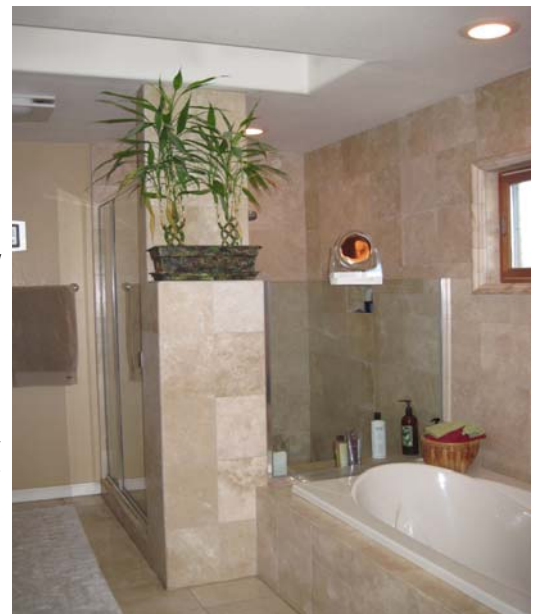


***The Great Room** welcomes as you enter the home. The windows feature lovely easterly views of the valley, hills and distance mountains. The low maintenance slate floors are warmed by radiant heat.*



*A woodstove offers "evenings by the fire". And, high ceilings with skylights add to the light, open and spacious feeling of this wonderful room.*

***The Master Suite** also enjoys beautiful views. The master bath features a jetted tub, a large walk-in shower and his and her sinks. The large walk-in closet easily meets the needs of all.*







*This ranch is located between Boonville and Philo off of Anderson Valley Way. It's perfect country driveway takes you down a short country lane and over a lovely country bridge. This one-of-a-kind ranch will meet the needs of all – those seeking an active life can have vineyards, vegetables & animals; those seeking a quieter, calmer life will enjoy the views, ambiance and never ending natural beauty. In addition to the main home a Guesthouse/Shop offers living and farming space, and two other homes offer caretaker quarters, rental income or additional guest space.*



***The Bridge** across Anderson Creek shown at left. 38 ton capacity, Wow.*



*The Queen of Anderson valley makes rural living easy. This ranch offers one the opportunity to enjoy a simpler lifestyle AND the best of Nature while living in the beauty and comfort of a wonderful home.*