

# 585 NAPA ROAD | SONOMA

\$1,995,000

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### 585 Napa Road

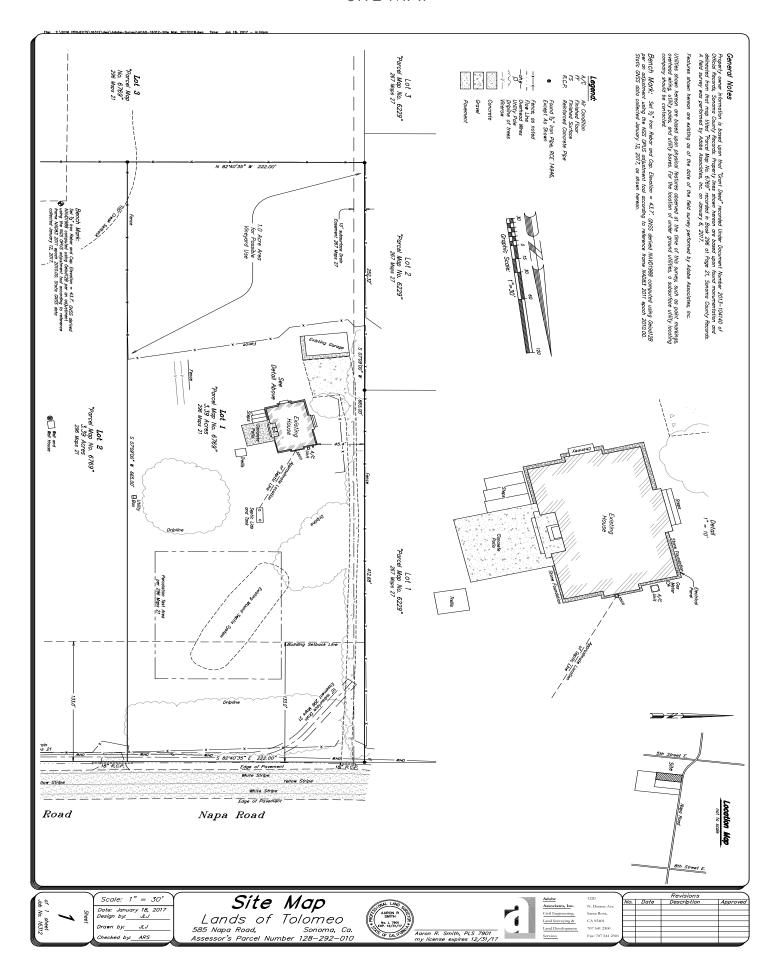
Welcome to 585 Napa Road, a vintage East side farmhouse, tucked away on approx. 3.39 acres of pristine Sonoma land. A rare opportunity to own a piece of family history, offered for the first time in 30 years! This classic home features a single story open floor plan, high ceilings, two bedrooms and two baths. Outdoor living spaces include an oversized patio for entertaining, mature landscaping, a large redwood groove, and gardens. The redwoods, eucalyptus, maples, olives, wisteria, magnolias, roses, fruit tress and award winning peonies, paint the landscape with fragrance and color. A vintage barn and tree lined driveway completes this East side property, making this a perfect country hideaway.

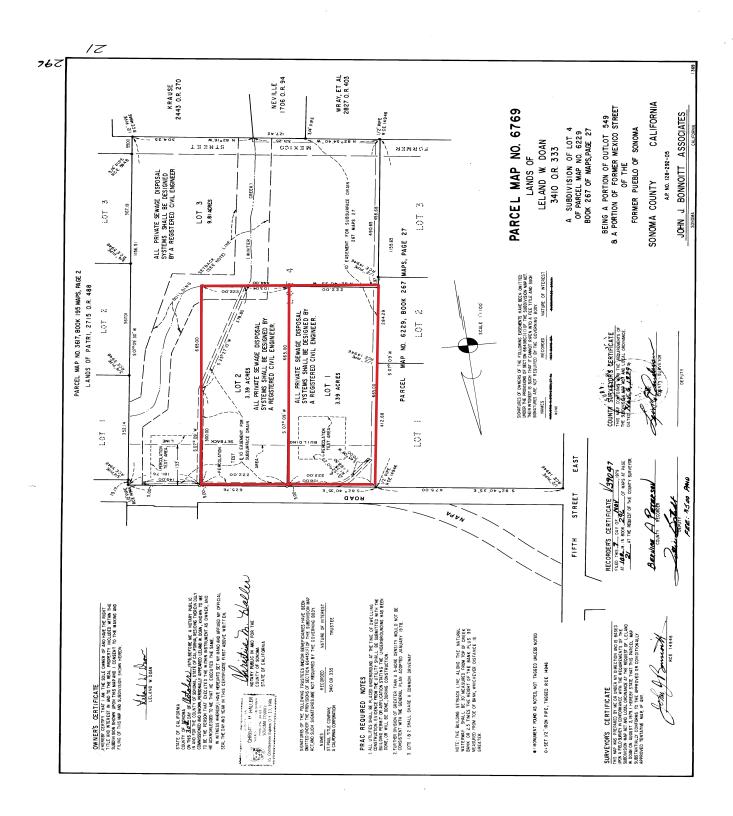
#### PROPERTY OVERVIEW

- Approximately 3.39 acres
- Main House approx., 1800 Sq.Ft.
- 2bd/2ba
- Open floor plan
- Vintage barn with 2 car parking and room for storage
- Mature landscaping
- Gardens, Redwood groove and fruit trees throughout property

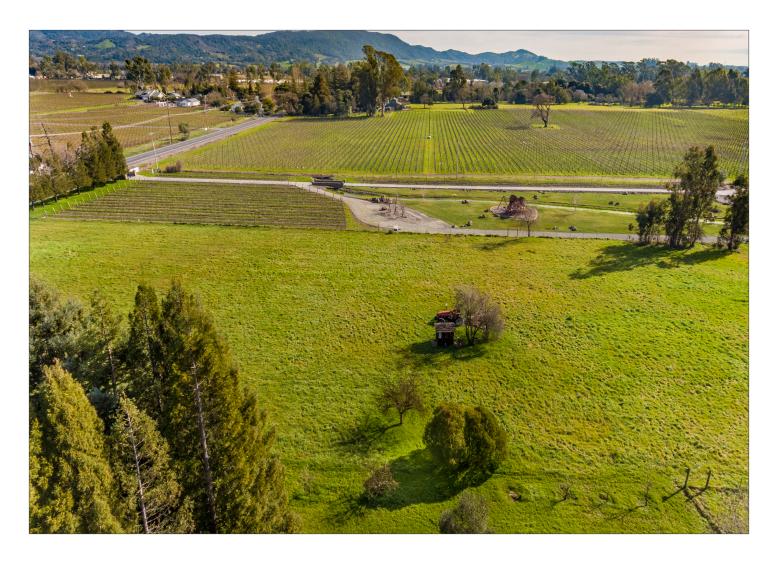
## PROPERTY OVERHEAD







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601 Napa Road

Pristine East side parcel approx 3.39 acres with well. Septic investigation underway with Adobe Inc.
Underground electricity stubbed to site. Beautiful vineyard views from the adjacent lot.

### PROPERTY OVERVIEW

- Approx. 3.39 acres
- Zoning AR5 (Agricultural-Residential)
- Zoning allows for one (1) guest house per lot
- Current well pump restricts to 10 GPM
- Underground electrical to site
- Vineyard views
- Minutes to Downtown Sonoma

### SITE MAP

