

LIST OF FEATURES

DIAMOND T RANCH & VINEYARDS

New House

- Built out of Scenic corridor (Laureles Grade)
- Surrounded by 300 year old Oak Trees
- Property was hay farmed since 1880s
- 1,125 feet of elevation at new house
- Lowest elevation on property is 250 feet by Rancho Fiesta
- Property line goes over 1-mile
- Craig Holdren was architect for new house
- Cedar exterior on new house with clad windows
- Carmel Stone from King City
- Entry patio used to be a road in southern France. Jan de Luz bought the road, all 7 miles of it. It was hand-cut from 1650-1700 when road was put in Southern France to Spain
- \$3M to build new house
- Entry door is from Jan De Luz
- Interior has barn wood from Wyoming which was a snow fence on I-80. Still has bullet holes. Was milled special.
- Plaster work by Portuguese specialists in town
- Kitchen surround was from an old redwood house built in 1948 or 1950 on Spindrift road
- Multi-zone radiant heat
- 500 gallon propane tank for main house
- 3 deep wells for septic. Land is good for grapes but not for regular septic hence why the wells are deep
- Main house has air conditioning
- Ipe and iron wood decks
- Wideplank chicory or oak floors
- Alderwood cabinets in kitchen
- Guy glassknapp did all steel work for firepit, etc.



Original House

- Garden put in in the 70s so nice and mature
- Pool added in mid-90s
- East side of house built in 1972, rest of house added in the 80s
- Had to remove 2 bathrooms to build new house even though there is a well
- Now original house is 1 bed/1 bath with kitchen, 2 FP, W/D
- Pine floors
- Meyer lemon, lime, orange, tangerine, and avocado trees out by pizza oven
- Wine cellar
- **Wine in cellar is available with sale**
- Wells for irrigation and vineyard
- Cal-Am for houses, averages \$300-\$600 per month

Caretaker's House

- Built in 1976
- Insulated
- Overlooks tomisini canyon, can hear the water running during a good year
- 2 bed/1 bath
- All pine
- 2-car garage which was added in 1999 or 2000
- Chava is ranch manager, has worked with Robb since he was 16, now is 47 (31 years)

General Info

- Tractor on hill by original house is a 1948 John Deere which will stay with the property
- Roads by the guest house were just redone with a 10-year coat
- Nothing on other APN, has a well but no buildings
- One well is 12 GPM, other is 25 GPM
- 40' X 20' workshop used to store tractors. It is a cedar building that was erected in 1979, it is the only building on the property that has not been permitted.
- The property is part of the road agreement (\$700 per quarter) but it NOT a part of the HOA. Rob was president of HOA for 10 years and took his property out of the HOA during that time.
- Chanterelle mushroom bank as you drive down to other houses



Bike Barn

- Robb apprenticed with a barn builder in Maine then built the barn without any power
- Wood came from a Dairy farm near Eureka built in 1848
- All cedar and insulated
- Storage area upstairs

Colorado Cabin

- Front door came out of Cannery Row, used to be one of the whore house doors before they burned down

Horse Barn

- Wood came from Bishop
- 2 outside stalls for horses plus a tack room
- There used to be trails all over 162 acres and they ran all the way down to Rancho Fiesta

Garages

- Partly insulated, new roof put on in 2018
- 7-9 car garage
- Also has storage garage
- Mike Iverson's dad's Roto-Tiller at side outside of garage by entry on pad. This is from Cachagua and was left here to honor him.

Vineyards

- 17 total acres - Planted in 1982 (38 years old)
- Upper vineyard is 3 types of **Dijon-clone Pinot Noir** (with the exception of the first several rows of Chardonnay)
- Lower Vineyard is 100% **Corton-Charlemagne Chardonnay**
- Grapes love the soil, Monterey shale/chalk rocks
- Gallo pays \$30,000 per year to lease the space and grapes
- Total production is 40-60 tons, or 2.5 tons per acre
- Robb sold label in 2015