

**This Healdsburg Vineyard & Winery Estate is located at 2355 West Dry Creek Road in the heart of Sonoma County's Wine Country.**

Attributes of the property are as follows:

House Architect: Vincent Saunders of Saunders & Associates in Sebastopol

Landscape Architect: Helene Morneau of Exteriors in Santa Rosa

Winery Architect: Dick Osborne of Osborne Design Group in Santa Rosa

Vineyard Architect: Alan York of Santa Rosa, Richard Thomas of Santa Rosa

2355 West Dry Creek Road, Healdsburg, CA 95448. Located in Sonoma County's Dry Creek Valley Viticultural Area, 1 ½ hours north of San Francisco. The property is a 20-minute drive to Santa Rosa Airport with nonstop commercial air service (Horizon Air to Seattle, Los Angeles, Las Vegas, and Portland) and private plane facilities; and 45 minutes to the Pacific Ocean at Jenner.

Property consists of a two-story custom home and estate winery, sitting on 55± acres of land including 10± acres of vineyards and 2.5± acres of olive trees. Award-winning red wines have consistently been produced from the organic and biodynamic vineyards, being named Sonoma's Best Syrah and Top 10 Syrah of the Year from Wine&Spirits. The house and vineyard have breathtaking views over northern Sonoma, Lake, and Napa Counties—providing both a family retreat and a wonderful venue for personal and business entertaining. The estate's amenities include a swimming pool, hot tub, bocce court, and tennis/basketball court. This prime location provides complete privacy in a rural atmosphere, yet is less than 10 minutes from downtown Healdsburg with its quaint shops and world-class restaurants.

The four bedroom, four-and-a-half bath custom home built in 1991 comprises 6,378± square feet of living space. A deck spans the length of the house, providing much additional outdoor living space with spectacular views of the Mayacama Mountains from Geyser Peak to Mt. St. Helena, the impressive estate vineyards and olive orchards, along with the property's extensive wooded acreage. Inside, each bedroom has its own bathroom, with the additional powder room next to the front entry. The three-car garage has ample room for storage and workspaces. Other amenities around the house include a 15' x 35' swimming pool, hot tub, bocce court, raised vegetable beds, greenhouse, and terraces including many fruit trees. The home is well suited for large-scale indoor and outdoor entertaining yet comfortable for a family.

Guests enter the property through an electronic gate then drive for a quarter mile through vineyards, olive groves, and fruit trees to approach the home via a circular drive amongst indigenous trees with a landscaped understory. Guest parking is by the front door, and then entry to the foyer with its 16' ceiling is through double glass and oak doors. The exotic wood medallion inset into the oak floor of the foyer is echoed by the etched glass of the doors. Off the foyer is an elegant powder room with custom copper mirror, pedestal sink, and antique bronze fixtures.

The main common areas of Great Room and Dining Room are directly off the foyer. The Great Room, which could be used as a formal living room, has a 13' arched ceiling punctuated by spectacular views through the French doors, oversized sidelights, and arched windows at the far end. The Dining Room has a columned entry, 13' coved ceiling, and similar spectacular views through its French doors out to the deck.

The oversized Kitchen / Family Room combination has extensive windows and glass doors opening up to gorgeous views. This room, with its quartersawn oak hardwood flooring, spans the width of the house allowing natural light at all times of day, while protected from the hot, glaring southern exposure during the summer. This room works both for intimate personal day-to-day use and for small and large-scale informal entertaining. The kitchen area, remodeled most recently in 2015, contains a large granite-topped island with breakfast bar, cooktop, and a second stainless steel sink. A dining alcove surrounds diners with beautiful views. The painted oak cabinetry with its granite countertops and backsplashes provide plenty of cabinet and storage space, along with extensive preparation space. The high quality professional appliances are stainless steel:

- Viking 6-burner gas cooktop
- Subzero side-by-side refrigerator
- Thermador double convection ovens
- Miele dishwasher
- Marvel wine refrigerator
- GE trash compactor

The Family Room flowing from the Kitchen has a wood-burning fireplace surrounded by custom-built bookshelves. Surround sound speakers are inset in the walls. A tile patio off the Family Room offers wonderful night time dining as the tiles release their heat gathered at daytime, during the cool early evening. Adjoining the Kitchen / Family Room is a large utility/laundry room with washer and dryer, counter with cabinetry above and below, clothes closet, deep ceramic sink, and drip-dry alcove.

The expansive light-filled Master suite includes a bedroom; a large bathroom with separate water closet; oversized walk-in closet with built-in shelving, separate cedar closet and natural light exposure; along with an adjacent library. The bedroom and the library share a gas-start fireplace with an Italian Travertine surround on one side and a brick surround in the library. The bathroom contains dual sinks, a large jetted tub in a bay window alcove, walk-in frameless glass shower, and slate floors. The northeastern exposure for the Master suite allows residents to enjoy waking up naturally with the sun.

A bedroom next to the master suite boasts a bay window alcove with woodland views, built-in bookcases with drawers, and a walk-in closet with built-in shelving. Its bathroom has a bathtub with separate walk-in shower.

A guest suite next to the Kitchen / Family Room, at other end of house from Master suite has a large bay window opening onto the front garden. The adjacent bathroom was renovated with marble floor, marble console sink, rain showerhead, frameless glass shower enclosure, and brushed stainless fixtures.

The lower level of the house centers on a large multi-purpose room, which is surrounded by the fourth bedroom, a wine storage room, and several oversized closets. The large multi-purpose room is currently used as an office and game room but could be an exercise room or full entertainment space. Its large sliding glass doors frame vineyard views, and lead to landscaped terraces with the bocce court. The large downstairs bedroom has many built-ins, and its bathroom has an outside door leading to the pool and terraces.

This home was built with special attention to detail, including high coved ceilings, arched windows, deep crown molding, quarter-sawn oak floors, art lighting in several places, hardwood vent covers, and custom Duette shades. All the interior doors are solid oak, and a dumbwaiter facilitates access between the two levels. This low maintenance house stays warm and cozy in winter, cool and airy in summer. Superior home systems include:

- Propane fueled hot water heater
- Two zone heating and air conditioning
- Intercom system
- DSC alarm system
- Propane heater for pool and spa
- High speed internet via line of sight to Fitch Mountain
- A 9.2KW solar system provides 90% of required power (external and hidden from home)

The professionally landscaped grounds surrounding the house were designed for low maintenance, multi-season attractiveness, and draught tolerance. The pool with its child-proof cover is punctuated by a colonnade wrapped with wisteria and clematis. Bright bougainvillea grows up the south side of the house and spills over retaining walls. Ivy covers the southeast corner of the house. Many large trees provide beautiful blossoms in spring and vibrant color in Fall, including flowering fruit trees and ginko, along with an abundance of lavender and rosemary. All primary culinary herbs are represented including rosemary and thyme. Three large raised vegetable beds can provide enough home-grown heirloom vegetables to feed a large family who likes to entertain. The greenhouse will interest avid gardeners. Birds are prevalent, including hawks, owls, hummingbirds, finches, robins, jays, woodpeckers, osprey (even bluebirds from time to time). Bees and butterflies abound.

The cultivated landscape transitions easily into the natural—a beautiful mix of tall majestic Firs and Redwood; White, Black, and Live Oak; Manzanita, Madrone, Buckeye and Toyon. The fruit trees include blood orange, meyer lemon, grapefruit, lime, clementine, pomegranate, fig (several varieties), olives (several eating and oil varieties), and blackberry. Strategic fencing provides protection to the east and south terraces, pool and gardens, while leaving the north and west side of house open and welcoming to the wildlife including deer, rabbits, and wild turkeys.

## Winery

Built in 2004 on a hillside overlooking the vineyards, this 5,000 square foot state-of-the-art winery was designed for producing small-lot premium-quality wines. All the tanks and equipment needed for making wine and olive oil are included in the offering, along with the 5,000 case permit. At this time the brand and wine inventory are not included.

In designing the winery, special attention was paid to flexibility, temperature control, energy efficiency, and clean-ability. The materials used include aluminum, concrete, and steel thus no wood which could harbor TCA (a wine fault often found in winery buildings). The epoxy-sealed concrete floors are sloped toward drains throughout. The walls and roof are washable and highly insulated for energy efficiency. 22.6KW solar panels on the roof provide 90% of the required power. Outside the building are extensive paved work areas including storage space under a canopy.

The building itself includes a tasting area for entertaining guests, a 1,250 square foot temperature-controlled barrel chais (with an option to double its size), an olive-press room, an ADA restroom, and a compact laboratory. The large main workspace includes six computerized temperature-controlled stainless steel tanks which can be easily accessed from above by an elevated catwalk.

The top notch winery equipment includes:

- (6) Santa Rosa Stainless Steel Jacketed Tanks totaling 9,800G in capacity
- JLB Stainless Steel Basket Press (for red wines)
- SK Group Pneumatic Press (whites, rosé)
- A Bucher-Vaslin Elevator, Stemmer/Crusher, and Sorting Table
- McClain Ozone Generator
- AquaTools Hot Water High Pressure Cart
- Waukesha 130 Pump and Carleson Sump
- Refrigeration Technologies

## Mountainside Estate Vineyards

Situated on a mountainside in Sonoma County's Dry Creek Valley appellation, high above the valley floor, the steep vineyards have shallow, rocky, well-drained soils. The closely-planted, low-yielding vines cling to the mountainside, producing grapes with

intense flavors. The rich, elegant wines are due to the prime location, climate, and soils of the estate vineyards.

At a  $750\pm$  foot elevation, the vineyards are on the eastern edge of the coastal range hugging the Pacific Ocean. The steep mountainside is responsible for the naturally low-yielding vines and the concentrated flavors in its fruit. The proximity to the ocean insures a steady stream of cool fog on most summer nights. Surrounded by woodlands, the vineyards utilize the native flora and fauna such as raptors and owls to keep any pests in check.

The climate in Dry Creek Valley is relatively warm—however, due to its mountainside position and elevation, the microclimate is much cooler. This is critical to the wonderful complexity of the wines: the warmth of the climate brings out the fruitiness and richness in the wines, while the coolness of the microclimate brings out the structure, balance, and layers of subtlety.

The soils in the vineyards are extremely rocky with little water retention and few nutrients, thus ideal for high quality wine grapes. The clay/loam soils are derived from schist of the Franciscan Formation. Schist is a very hard metamorphic rock that underlies many of the greatest vineyards in the world: much of the Duoro in Portugal, the Côte Rotie in France, and the best Chianti vineyards in Italy. Schist retains little water and contains few nutrients—stressing the vines just enough to produce small, intensely-flavored grapes.

Location: Rocky western ridge, 750ft elevation

Training: Cane pruned, Vertical Shoot Positioned Trellis

Yields: Average approximately 2 tons per acre

5 acres of Syrah, Blocks #4-7

Clone #1                  Rootstock: 110R

Planted in 1999

1.25 acre of Syrah, Block #2

Clone #877                  Rootstock: 101-14

Planted in 2009

0.25 acres of Viognier planted in 2009

Clone #642      Rootstock 101-14

1.25 acres of Syrah (Paolo's Vineyard), Block #1 Upper

Clone #877      Rootstock: 5C

Planted to Cabernet Sauvignon in 1994, grafted to Syrah in 2004

1.25 acres of Syrah (Paolo's Vineyard), Block #1 Lower

Clone #877      Rootstock: 101-14

Planted in 2007

1 acre of Cabernet Sauvignon, Block #3 Clones #7, #8      Rootstock: 5C

Planted in 1991

In addition to that benefits of location, climate, and soil provided by Mother Nature, the vineyards were designed and maintained for ultra-premium quality. Most of the Syrah is closely planted (e.g., 4' x 4' spacing) which yields the quality grapes due to the reduced canopy congestion and greater sunlight penetration. This also serves to keep the vigor of normally exuberant vines like Syrah in check. By cane pruning, each vine can be kept in balance in order to optimize its fruit production in terms of quality and quantity.

The olive groves are planted with three classic Tuscan variety olives: Pendolino, Frantoio, and Leccino. The trees are spaced 12' apart, and are pruned to keep the height below 8'. The olive oil produced has been smooth and buttery, with a bit of a spicy tang, as is typical of the Tuscan varietals.

All the 13,000± vines and 700± olive trees are drip irrigated from two vernal ponds. No frost protection is necessary due to the climate and elevation. There is expansion potential in the vineyards, not only inter-planting the rows which are not closely planted, but potentially with additional plantings on the significant remaining acreage.

The unique terroir of the vineyards is conserved and accentuated by its organic and biodynamic farming practices. The strategy regarding viticulture has always been to work with Mother Nature, maintain ecosystem balance, and focus on soil fertility. Petiole and soil samples have often been used to guide our strategy and practices. Since 2006, this viticultural strategy was designed by international expert Alan York.

Since the vineyards lie on a mountainside surrounded by forest, working with nature is extremely practical. Riparian corridors and woodlands have remained intact, leveraging the diverse habitat by encouraging owls and raptors to control the rodent populations. In the vineyard, native grasses are encouraged to carpet the vineyard floor, attracting beneficial mites and bugs that prey on insects harmful to grapevines. A small herd of sheep can be used to mow the grasses so that they don't compete for resources with the grapevines.

By avoiding synthetic fertilizers, herbicides and pesticides, the property maintains a balanced, vital, regenerating ecosystem both in the soils and above ground, in flora and fauna populations. The property is Biodynamic® certified.

Soil fertility is vital to vine health thus wine quality. The vineyard soils have been naturally enriched on a yearly basis primarily through organic and biodynamic compost. In addition, soil amendments such as gypsum and lime have been added over the years in order to improve and maintain soil tilth and pH.