

# Residential Agent One-Page Report

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**6505 Erland Rd, Santa Rosa, CA 95404-8611**

**Closed**

**\$1,010,411**



**MLS #** 21618250  
**Beds:** 2  
**Baths (F/P):** 2(1/1)  
**Number of Rooms:** 4  
**Approximate SqFt:** 1536/Assessor Auto-Fill  
**Lot Size SqFt/Acres:** 2.65585e+006/60.9700/  
**Year Built:** 1958  
**APN:** 028-160-075-000  
**Unit/Block/Lot:**  
**Special Listing Conditions:** None  
**Subtype / Description:** Single Family Reside / Detached

**List Price:** \$995,000  
**Original Price:** \$995,000  
**Sold Price:** \$1,010,411  
**Price per SqFt:** \$657.82  
**DOM/CDOM:** 37/37  
**List Date:** 08/02/16  
**On-Market:** 08/02/16  
**Closed:** 09/15/16  
**Contingent:** 08/12/16  
**Pending:** 09/08/16

[Additional Pictures](#) | [Virtual Media](#)

**Private Remarks:** Call listing agent for gate code and alarm code to the house. Agent must be at all showings. Escrow is pre-opened with Kathy Nelsen at Fidelity.

**Public Remarks:** Adjacent to Fisher Winery, this 60.97 acre property is suitable for vineyard & horses or just privacy! Single story, 2 bedrooms, 2 bathrooms; one is 1/2 ba w/ washer and dryer, wood burning fireplace in living room, built-in book shelves, 2 wells, 2 stall barn with tack room, tank-less water heater, dual pane windows, central heat + AC, 2 car detached garage with attached workshop, detached sauna and gazebo, 1/4 completely fenced around house and garden.

**Showing:**

**Directions to Property:** Calistoga Road, St. Helena, right on Erland Road  
**Cross Street:** St. Helena Road  
**Showing Instructions:** Call Listing Agent, Gate Code Provided, Lockbox Code  
**Lockbox Location:** See Conf Rmk  
**Showing Contact:**  
**Occupancy:** Owner

**Agent Information:**

**List Agent/ID/License:** Logan Adams/B8728/00886101  
**Listing Office/ID:** RE/MAX Gold / BRRE01  
**Listing Type:** Exclusive Right To Sell  
**Tenancy in Common:**  
**Contact:** 707-527-8567 ladams@sonic.net  
**Phone:** 707-524-3500  
**Commission:** 2.5  
**Percent for Sale:** 0%

**Buying Information:**

**Buyer's Agent:** Martin W Humphrey / B313986  
**Buyer's Office:** Healdsburg Sotheby's Int'l Realty / 7BMID02  
**Concessions:** 0  
**Phone:**  
**Phone:** 707-433-6555  
**Concession Notes:**  
**Multiple Offers:** Yes 2

**Property Features:**

<p><b>County:</b> Sonoma  <b>Property Condition:</b> Completed  <b>Total Parking Spaces:</b> 0  <b>Parking Features:</b> Detached  <b>Roofing:</b>  <b>Window Features:</b>  <b>Heating:</b> Central  <b>Construction:</b> Frame, Wood, Wood Siding  <b>Pool Type(s):</b> No  <b>Views:</b> Canyon, Forest, Mountains, Park, Panoramic, Vineyard,  <b>Appliances:</b> Dishwasher, Built-In Oven, Electric Range, Refrigerator  <b>Master Bath Features:</b>  <b>Upper Level Rooms:</b>  <b>Main Level Rooms:</b> Bath(s), Bedroom(s), Garage, Kitchen, Living Room, Street Entrance  <b>Kitchen Features:</b> Breakfast Area  <b>Patio &amp; Porch Features:</b> Covered Patio, Deck(s)  <b>Lot Features:</b> Auto Sprinkler F&amp;R, Garden, Landscape Back, Landscape Front, Private, Secluded, Stream Seasonal, County  <b>Sewer:</b> Septic Connected  <b>Water Source:</b> Well</p>	<p><b>Senior:</b> No  <b>Remodeled:</b>  <b>Garage Space(s):</b> 2  <b>Fireplace Type:</b> Insert, Living Room, Stone, Wood Burning  <b>Flooring:</b> Carpet, Tile  <b>Security Features:</b> Carbon Mon Detector, Security Alarm(s), Smoke Detector  <b>Cooling:</b> Ceiling Fan(s), Central  <b>Foundation:</b> Slab  <b>Spa/HotTub:</b>  <b>Laundry:</b> Dryer Included, Inside Room, Washer Included  <b>Dining Room:</b>  <b>Bathroom:</b> Tub w/Shower Over  <b>Basement:</b>  <b>Exterior:</b> Dog Run  <b>Utilities:</b> Public, PG&amp;E, Propane  <b>Other Structures:</b> Gazebo, Outbuilding, Storage, Workshop, Zoned 2nd Unit</p>
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**Unit/Block/Lot:**

Presented by: Douglas Swanson CA DRE License #01297381,  
 Artisan Sotheby's Int'l Realty CA DRE License #02025375, 707-508-4161

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