



wine country
REAL ESTATE READER

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Napa Valley



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Experience unparalleled luxury at this prime 40± acre Napa Valley estate, offering stunning vineyard, valley floor, and mountain views. Nestled within a lovely setting enveloped in absolute privacy and enriched by the soothing sounds of nature, this property exudes a serene, almost meditative atmosphere. The residential compound includes a Tuscan-modern main residence, a rustic pool house, and a charming guest cottage, totaling 5 bedrooms, 6.5 baths, and 10,750± SF. Originally built in 2004, the property underwent a significant remodel in 2023/2024, blending timeless elegance with a fresh, light-filled space tailored for today's modern lifestyle. Built to exceptional standards, the home showcases chiseled limestone walls, reclaimed wood beams, seven fireplaces, and expansive pocketing doors seamlessly connecting indoor and outdoor living spaces. Outdoor living areas feature an infinity-edge pool and spa, a spacious central courtyard for large scale dining, inviting view terraces, a bocce court and a 220-tree Italian olive grove. Located just minutes from Meadowood Resort and downtown Saint Helena, this Napa Valley estate promises a lifestyle of luxury, privacy, and sophistication, perfectly suited for those seeking the ultimate in resort-style living.



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Prime Alexander Valley Vineyard Opportunity



\$3,500,000 | 2BD/1BA | 1300± SF | 89.7± ACRES

6114 RED WINERY ROAD, GEYSERVILLE, CA

Nestled in the heart of the world-renowned Alexander Valley AVA, this stunning approximately 89.7-acre property presents an exceptional opportunity in one of Sonoma County's most prestigious wine-growing regions. Approximately 71 acres are currently fallow, offering a rare blank canvas for future vineyard development or agricultural pursuits. The property is enrolled in the Williamson Act and consists of a single legal description encompassing three APNs and three physical addresses. Agricultural infrastructure includes a reservoir and a high-producing well, while an active VESCO permit issued in fall 2023 provides a valuable head start for future planting. Existing improvements include a two-bedroom residence and barns, offering potential for renovation or redevelopment. This is a unique opportunity to shape a significant landholding in one of the most sought-after AVAs in California.



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Own a Piece of Shenandoah Valley History



\$5,950,000 | 158 ACRES

21215 SHENANDOAH SCHOOL ROAD, PLYMOUTH, CA

Situated on approximately 158 acres in a highly regarded California wine region, this distinguished vineyard and winery present a rare opportunity to own a thriving wine estate. With nearly 73 acres of meticulously maintained vineyards, complemented by picturesque walnut and olive orchards, the property offers a perfect blend of agriculture and elegance.

Key features include a winery, a dedicated storage facility, a welcoming tasting room with a scenic picnic area, on-site living for ranch operations, multiple versatile outbuildings to support farming practices, and luxury homesite potential.

Conveniently located within easy reach of a major metropolitan area with over 2 million residents, this winery is a prime destination for wine lovers, special events, and weekend getaways. A thriving wine club with a long-standing membership base has provided a steady and reliable revenue stream for years.



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Hilltop Vineyard in Shenandoah Valley



\$1,495,000 | 41± ACRES

12551 STEINER ROAD, PLYMOUTH, CA

Perched on a stunning hillside in the heart of Shenandoah Valley, this approximately 41.15-acre vineyard property delivers some of the most extraordinary views in the region. The site commands 360-degree, unobstructed panoramas of rolling vineyards, radiant sunrises over the Sierra Nevada to the east, and dramatic Mt. Diablo sunsets to the west—creating a building location that is truly without equal. Twenty-five acres are planted to Syrah and Zinfandel, with an additional five acres prepared and ready for planting. Well-drained soils and optimal sun exposure provide ideal conditions for premium grape production. Conveniently located just over an hour from Sacramento International Airport, two and a half hours from San Francisco International, and 45 minutes from Folsom, the property offers a rare balance of seclusion and accessibility. A move-in-ready two-bedroom, two-bath residence allows you to reside on-site while planning your dream hilltop estate. With two wells, septic, and power already in place, this exceptional property presents a remarkable opportunity where world-class wine growing meets an unparalleled homesite.



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EstateVineyard.com



Country Estate with Development Potential

\$2,498,000 | 274 SPRAUER RD, PETALUMA, CA | 4BD/3.5BA | 2971± SF | 9.02± ACRES
Incredible opportunity to own a custom single-story home on two parcels with potential for a third lot (per Sonoma County, 2022). Features include multiple fireplaces, office, recreation room, enclosed breezeway, a pool with pool house, barns, gated entry, covered deck with valley views, two wells, and recent updates.



Timeless Brush Creek Hillside Masterpiece

\$1,795,000 | 5779 Trailwood Dr, Santa Rosa, CA | 3BD/3BA | 3390± SF | 0.63± ACRES
Nestled in Brush Creek's Woodside Hills, this 3-bed, 3-bath, 3,410 sq ft home features a separate office cottage, renovated kitchen with high-end appliances, sunken living room, and custom woodwork throughout. Outdoor spaces include a pergola, hot tub, citrus trees, and garden oasis. Quality craftsmanship meets serene Sonoma County living.



Private 22-Acre Estate with Dual Homes & Expansive Shop

\$1,795,000 | 3700 Calistoga Rd/3944 Porter Creek Rd, Santa Rosa, CA | 22± ACRES
Unique two-parcel property featuring two homes, two wells, 6 large water storage tanks with reverse osmosis system, and a 4,500±SF shop with power—ideal for multi-use living or hobbyists. Main single-story home offers comfortable living, while the second home includes flexible space and updates. Gated privacy with wells, solar infrastructure, storage, and extensive acreage just minutes from Santa Rosa.



Vintage Charm with Sweeping Petaluma Views

\$1,195,000 | 512 Keller St, Petaluma, CA | 2BD/1.5BA | 2,099±SF | 0.12± ACRES
Well-maintained 1955 home with stunning city views just minutes from downtown Petaluma. Features include a light-filled living room with fireplace, hardwood floors, and a sunny vintage kitchen with stainless appliances and breakfast nook opening to a view deck. Spacious lower level offers flexible living space, plus a landscaped yard, owned solar, A/C, and recent roof upgrade.



Stylish & Upgraded in Willowglen

\$1,135,000 | 7448 Wendy Dr, Rohnert Park, CA | 4BD/3.5BA | 2549±SF | 0.11± ACRES
Beautiful newer home in Rohnert Park's Willowglen on a 5,050 sq. ft. lot. Light-filled open layout, entry-level bedroom and bath, and gourmet kitchen with quartz counters and island. Spacious primary suite with mountain views. Owned solar and \$110K+ in upgrades. Landscaped yard near parks, schools, shopping, and Sonoma State.



Exclusive Penngrove Hilltop Estate Parcels

4 LOTS FROM \$425,000–\$749,000 | 1355 ROSE AVE, PENNGROVE, CA (VACANT LAND)
Incredible hilltop views in Penngrove. Four separate parcels, each 2-5 acres, with approved 3-5 bedroom perc sites (final inspection pending). Ideal for a country estate or family compound. Mutual water system provides 16 GPM per lot, with tested water and a well with backup generator. Rare Wine Country opportunity.



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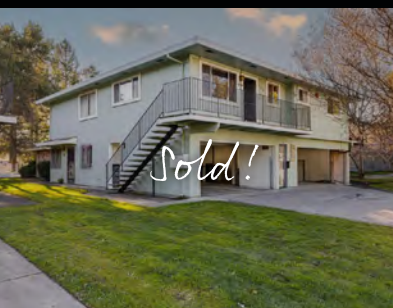
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532 Walten Way, Windsor

\$839,000

4 Bedrooms | 2.5 Baths | 1,754 SQFT | 0.14 Acres

Located in the heart of Windsor is this charming two-story home offering comfort, space and convenience. This 4-bedroom, 2.5 bath features over 1750sf of living space, on a 5662sf lot featuring a sparkling pool! The thoughtful layout includes a welcoming living room, family room, kitchen, and dining room that opens to the gorgeous backyard. Perfect for functional everyday living or entertaining. The backyard offers an oasis-like haven with a covered patio, low maintenance landscaping, and room to create ultimate outdoor retreat. Located in a desirable Windsor neighborhood, the home is minutes from the popular Town Green-known for it's restaurants, shopping and community events.



472 Emily Rose Circle, Windsor

\$609,000


3 Bedrooms | 2.5 Baths | 1,866 SQFT

Just steps away from the Windsor Town Green you will find the blend of modern luxury, thoughtful design and effortless Wine Country living. This expansive, light-filled, three bedroom and two-and-a-half bathroom unit spans over 1850 sf. The chef's kitchen is a showpiece-featuring sleek Silestone quartz countertops, induction cooktop, stainless farmhouse sink, and a spacious custom pantry done by California Closets. The main living area centers around a warm gas fireplace and cozy, custom built-ins, perfect to curl up with your favorite book, or host friends after a night on the Town Green. Escape upstairs to the primary bedroom, a private retreat complete with a spa-like bathroom with floor-to-ceiling tile, soaking tub, and even a Toto one piece, bidet, toilet with heated seat. A private balcony, lined with custom tiles invites morning coffee or evening wine, while the 2 car garage provides exceptional storage!



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Ideally Located Single-Level Home with Open Living & Private Backyard

\$628,000 | 2429 LEMUR ST, SANTA ROSA, CA
3BA/2BD | 1335 SF | 4500 SF LOT | BUILT IN 1990

This single-level home in a sought-after northwest neighborhood features vaulted ceilings in the kitchen, living, and dining areas, creating a bright and open atmosphere. The living space includes a cozy fireplace and opens to a private backyard, which boasts a spacious patio and a charming wisteria-covered trellis. The low-maintenance yard also includes a storage shed. Additional features include indoor laundry and a two-car garage equipped with built-in cabinets and ample cabinet space. The property is conveniently located near Oliver's Market and local parks, with easy access to Highways 12 and 101.



Great Investment Opportunity

\$735,000 | 930 MORGAN ST, TRIPLEX, SANTA ROSA, CA
4BD/3BA | 2008± SF | 0.12±ACRES

Well-kept triplex near downtown Santa Rosa with easy Highway 101 access! Features a charming 2-bedroom main house with hardwood floors and spacious kitchen, an attached 1-bedroom unit, and a separate rear house with 2 loft-style rooms and updated kitchen. Each unit has parking; back unit includes yard and storage shed. Additional highlights: coin-operated laundry, mini-split heating/AC back unit, and recent roof replacements. Rents are below market, offering strong income potential—live in the main home while the other units help cover your mortgage!



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PROVEN PERFORMANCE IN TODAY'S MARKET
SOLD BY MARK MILLER



SOLD!

593 VERANO AVENUE, SONOMA, CA
\$1,200,000 | SOLD FEBRUARY 2026



SOLD!

4671 FLAX CT, ROHNERT PARK, CA
\$1,100,000 | SOLD APRIL 2026



SOLD!

2312 CROSS AVENUE, SANTA ROSA, CA
\$335,000 | SOLD JANUARY 2026



SOLD!

132 STEINER COURT, SANTA ROSA, CA
\$825,000 | SOLD FEBRUARY 2026



SOLD!

719 BROWN STREET, SANTA ROSA, CA
\$507,500 | SOLD JANUARY 2026



SOLD!

111 SALISBURY CIRCLE, SANTA ROSA, CA
\$319,000 | SOLD MARCH 2026



SOLD

359 BONNIE AVENUE, ROHNERT PARK, CA
\$670,000 | SOLD MARCH 2026



CONTINGENT

3617 SUMATRA DRIVE, SANTA ROSA, CA
\$250,000 | CONTINGENT APRIL 2026



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NEW HEALDSBURG OFFERING

Elevated Wine Country Living in Healdsburg

In Escrow!



840 REVEL ROAD, HEALDSBURG CA

\$2,500,000 | 4BD/3BA | 3980+SF | 1 ACRE

This private Wine Country retreat is above the valley with sweeping westerly views that capture the essence of relaxed luxury living. Framed by rolling mountain vistas, this property offers a rare sense of serenity while remaining just moments from the vibrant heart of Healdsburg. Here, the rhythm of the day is guided by sunlight, vineyard breezes, and unforgettable sunsets.

Upon arrival, the setting invites you to slow down and savor the surroundings. A classic wrap-around porch and expansive outdoor terraces create inviting spaces for morning coffee in the soft Sonoma light, leisurely afternoons with friends, or sunset gatherings as the sky turns golden over the hills. Designed to celebrate the

natural beauty of the landscape, the home seamlessly blends indoor comfort with outdoor living, where open doors and fresh air become part of everyday life.

Inside, the atmosphere is warm, spacious, and welcoming. The grounds provide a palette to create your vision—imagine a poolside retreat, lush gardens, or an elegant outdoor lounge. This is the place where weekends feel like a getaway and everyday life carries the ease of a vacation.

All this is just minutes away from the historic small town of Healdsburg. Please call to visit this rare offering where views, location, and lifestyle converge.



Contact me for more info.

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Healdsburg Homes/Development Opportunities



DOWNTOWN HEALDSBURG DEVELOPMENT OPPORTUNITY

829 HEALDSBURG AVENUE, HEALDSBURG, CA
 \$2,500,000 (Contingent) | 3,240 SF | 0.95 Acres

Approx. 1-acre property with existing rental units, ORM zoning, and prime visibility—offering exceptional potential for multi-family, office, or mixed-use development in the heart of Healdsburg.



BENNETT VALLEY LIVING NEAR ANNADEL STATE PARK

4808 FOXGLOVE COURT, SANTA ROSA CA
 \$985,000 | 4BD/3BA | 2173± SF | 0.15± ACRES

Built in 1985, this 4-bedroom, 3-bath, 2,173-square-foot split-level home in desirable Bennett Valley sits beside Annadel State Park's miles of trails. Light-filled living spaces, an updated primary suite, and seamless indoor-outdoor flow lead to a spacious deck with hot tub, plus a patio and usable yard—ideal for relaxing, entertaining, and enjoying Santa Rosa's climate.



PRIVATE HEALDSBURG RETREAT WITH NEW ROOF & RENTAL POTENTIAL

424 MASON STREET, HEALDSBURG, CA
 \$785,000 | 3BD/2BA | 1476± SF | 0.14± ACRES

Inviting 3-bedroom, 2-bath single-level home on a private flag lot minutes from downtown Healdsburg. Move-in ready with two-car garage plus RV/boat parking. Enjoy a shaded back deck, hot tub, mature oaks, low-maintenance grounds, and proven rental history—ideal as a primary home, weekend getaway, or investment.



TWO PRIME BUILDING LOTS

UNIVERSITY STREET #A & #B, CLOVERDALE, CA
 #A: 0.64± ACRES | \$265,000 #B: 1+ ACRES | \$379,000

Development opportunity in the heart of Cloverdale. Zoned R-@, these parcels offer a rare blend of seclusion and convenience; all downtown amenities are just a short stroll away. Whether you are a developer looking to capitalize on the zoning flexibility or a homeowner seeking a private sanctuary, these properties promise endless possibilities. Don't miss out on this exceptional chance to own a slice of secluded paradise with the benefits of urban living at your doorstep.



Contact me for more info.

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\$2,495,000

Enjoy the Napa Valley

1929 Mora Ave, Calistoga, CA
 4BD/3.5BA | 2842±SF | 0.68±ACRES | www.1929MoraAvenue.com

The main residence consists of 3 bedrooms, 2.5 baths, large living room with fireplace, gourmet kitchen, formal dining room and an attached 2-car garage. The guest house/ADU consists of a 1BD/1BA, living room, spacious kitchen, and a 1-car attached garage. Both the main residence and guest house were completely remodeled in 2017. Outdoor kitchen and raised garden beds are situated among a lovely patio area ideally suited for outdoor entertaining. Detached home office or art studio. Walking distance to downtown.



\$3,450,000

Napa Valley Income Units

800 Washington Street, Calistoga, CA
 6BD/4BA | 8320± SF | 0.22± ACRES

This property is an ideal investment property with great upside potential as the rents are mostly under market. Three two story buildings consisting of 5-1 bedroom units and 8-2 bedroom units just 5 blocks from Lincoln Ave. Two of the three buildings have interior sprinkler systems. 5.45% Cap Rate. Call for a package.



\$1,295,000

Panoramic Valley Views

1200 Bennett Lane, Calistoga, CA
 2BD/1BA | 1,056 SF | 11.25 Acres

Situated on 11.25 acres this country cottage is a wonderful private retreat. Detached garage was used by the previous tenants as a home office. Views of the neighboring vineyards and surrounding hills. Numerous hiking paths and a covered patio with breathtaking views of the valley floor, Mt. St. Helena and the Palisades, a perfect place for a glass of wine. One-of-a-kind location, quiet and close to town.



\$3,600,000

Napa Valley Vineyard Estate

4188 St. Helena Hwy, Calistoga, CA
 3BD/2.5BA | 2472± SF | 6.75± ACRES | 4188SaintHelenaHwy.com

A rare opportunity to own a 6.75-acre Napa Valley estate situated on the valley floor, conveniently located between St. Helena and Calistoga in a bucolic setting near the Sterling winery. The three-bedroom Cape Cod farmhouse style residence has 3 bedrooms and 2 1/2 baths surrounded by its own 4+ acre vineyard. Mature trees, overhead trellis vineyard, vegetable garden, fruit trees, in-ground pool, and lush lawns provide a magical wine country escape. Spacious living and dining rooms designed for indoor and outdoor entertaining.

Brian Durnian, Broker

Darlene Brissard, REALTOR®

Ziggy Gutierrez, REALTOR®

KELSEYVILLE, CALIFORNIA



1650 Bell Hill Road
39.68± ACRES
\$1,700,000

KELSEYVILLE, CALIFORNIA



7875 Adobe Creek Road
4 BR | 4 BA | 3,816± SF | 86± ACRES
\$1,400,000

KELSEYVILLE, CALIFORNIA



3520 Michelle Drive
3 BR | 3 BA | 3,312± SF | 27± ACRES
\$1,275,000

KELSEYVILLE, CALIFORNIA



1870 Westlake Drive
4 BR | 2 BA | 2,095± SF | 0.84± ACRES
\$445,000

KELSEYVILLE, CALIFORNIA



2901 Riviera Heights Drive
3 BR | 2.5 BA | 1,620± SF | 0.23± ACRES
\$445,000

KELSEYVILLE, CALIFORNIA



9320 Paloos Court
3 BR | 2 BA | 1,341± SF
\$365,000

LAKEPORT, CALIFORNIA



110 S Russell Street
3 BR | 1.5 BA | 1,163± SF | 0.11± ACRES
\$345,000

KELSEYVILLE, CALIFORNIA



3235 Marina View Drive
3 BR | 2 BA | 1,375± SF | 0.13± ACRES
\$320,000

KELSEYVILLE, CALIFORNIA



8152 Bottle Rock
6.75± ACRES
\$109,000

MIDDLETOWN, CALIFORNIA



11180 Rose Anderson Road
0.44± ACRES
\$58,000

KELSEYVILLE, CALIFORNIA



2695 Greenway Drive
0.30± ACRES
\$50,000

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2628 Greenway Drive
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Country Casual is Calling

Casual charm is just the beginning of this simple country estate. Only a few minutes up the highway from Santa Rosa, at the edge of the Town of Windsor, lies this 6 acre wonder. Horse lovers will appreciate the cinder-block barn with 5 stalls plus tack room, hay loft, turnout corrals, adjacent pastures, and its own water well. Nature lovers will appreciate the bucolic oak woodlands, pastoral vistas, and seasonal creeks.

Everyone will appreciate the unpretentious, single-story home offering two en-suite bedrooms with an open-living floor plan, cozy fireplace with wood burning insert, double-hung wood frame windows, updated finishes, and a set of gorgeous double french doors that beckon you outdoors. Dive into the deep in-ground swimming pool, putter in the fully fenced vegetable garden and greenhouse, or tend to the resident sheep and goat grazing the hillside. Served by private well (11/gpm) and standard septic, 5.2 kWh owned Solar, plus hi-speed internet, this property offers close-to-town convenience with out-of-the-way appeal.

Seller is a licensed CA real estate agent (me).

Call for property address. Asking: \$1,655,000

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Private Mendocino Retreat on 10 Acres

1910 CHAROLIASE DR, NAVARRO, CA | \$720,000



Escape to privacy and natural beauty at 1910 Charolais Dr. in the peaceful community of Rancho Navarro. Set on 10.23 acres of forest and open meadows, this secluded property offers beautiful views, access from two roads, and multiple usable areas. The ~1,500 sq. ft. home, built in 2018, features 2 bedrooms and 1 bath with comfortable modern living. Enjoy the covered patio with outdoor kitchen, perfect for entertaining. The property includes a detached studio/storage building, garden area, and three greenhouses. Fully off-grid with solar, battery storage, a backup generator, and a shared well. Just 30 minutes to the coast and about 2.5 hours from the Golden Gate Bridge.



Barn Home & Art Studio on 40 Acres

19780 YORKVILLE RANCH RD, YORKVILLE | \$695,000

Escape to 40 private acres perched high above the valley on Yorkville Ranch Rd, just 15 minutes from Hwy 128 and 2 hours from the Golden Gate Bridge. Soak in huge panoramic mountain and valley views from the redwood deck of the 1,200± SF, 1BD/1BA home, which includes an attached shop space for practical living. A separate 1,500± SF art studio features tall ceilings and an airy open layout, perfect for creative endeavors or possibly a guest space. Off-grid living is made easy with a horizontally drilled well and solar power. Set 3.7 miles up a private, gated, rocked road, this quiet and secluded retreat offers the ideal setting for a peaceful getaway or a more self-sufficient lifestyle.



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Located in the Heart of Anderson Valley, California

JoshMathiasBroker.com



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3 homes on 11 acres

2151 HWY 128, PHILO CA | \$1,495,000



Nestled among majestic redwoods and rolling meadows, this exceptional property offers three distinct residences, modern utilities, and commercial zoning, all just 30 minutes from the Mendocino Coast and near Anderson Valley's wine country. The main residence, Highland House, blends vintage character with thoughtful upgrades, including an updated kitchen, remodeled bathroom, reconfigured entry & stairs, and the addition of a screened-in porch. The guest home, Dun Dun It, features a full upper-level living space (2BD/2BA) and a lower-level garage, workshop, offices, and wine cellar, ideal for creative or remote work. Caroline's Cottage offers a cozy 1-bedroom retreat with an upgraded kitchen. The land spans two legal parcels & includes fruit trees, a fenced garden, garden shed with greenhouse, and extensive irrigation supported by a separate AG well. On-grid solar, whole-house generators, and high-speed internet provide modern comfort. Direct access from a state highway enhances both convenience and future potential. Whether you're imagining a secluded family retreat, a small-scale business, or a self-sustaining farmstead, this Anderson Valley property offers rare privacy, serene beauty, and limitless potential for a life well-lived.



2 Homes on 20 Acres with Lake Views

5430-5434 BLACK BART TRAIL, UKIAH | \$585,000

Set on 20 scenic acres on the ridgetop above Redwood Valley, this versatile property features two homes, each with stunning views and practical comforts. The first is a well-kept triple-wide manufactured home featuring breathtaking views of Lake Mendocino and offering 2 bedrooms, 2 baths, wood and propane heat, central A/C, a 2-car garage with workshop, and a small barn—perfect for projects or animals. The second, a stick-built 3BD/2BA home built in 1993, enjoys beautiful valley views and features wood and propane heat plus a swamp cooler. Both homes rest on concrete perimeter foundations, share Lakeview Mutual Water, and have separate connections to conventional PG&E power. Access is convenient with mostly paved roads and just a half mile of shared rocky road. Located only 15 minutes from Ukiah and 7 minutes from the Lake Mendocino North Boat Ramp, this property combines country serenity, multi-home flexibility, and proximity to recreation and services—an ideal setup for multi-generational living, income potential, or private retreat living.



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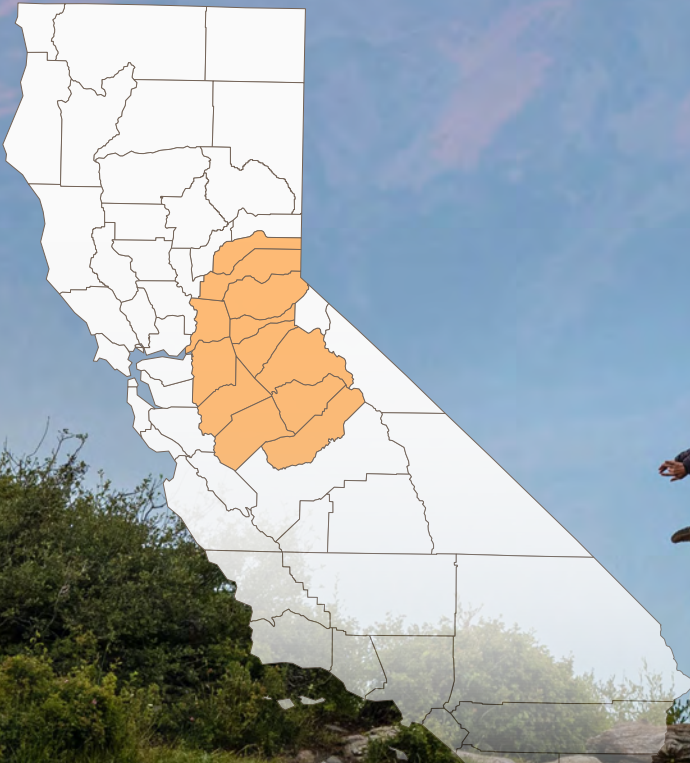
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\$555,000 | 17572 LONG BRANCH, PENN VALLEY | 3BD | 3BA | 2,140± SF | 0.37 ACRES

Nestled at the top of a private drive, this home offers a rare sense of seclusion and serenity, surrounded by nature and sweeping treetop views where Eagles soar. The elevated setting creates a peaceful, treehouse-like retreat where quiet mornings and golden-hour sunsets feel truly special. Meticulously maintained 2,140± square foot home on a quiet court in the guarded gated golf course community of Lake Wildwood. The open-concept floor plan features 3 bedrooms, 3 full baths, and an abundance of natural light. The upper-level primary suite includes a walk-in closet, skylight shower, and direct deck access. The lower-level primary offers an updated bath and a private entrance and deck. A dedicated home office ensures excellent internet connectivity for work or entertainment. The spacious kitchen showcases stainless steel appliances, a butcher block island, farmhouse sink, beverage refrigerator and scenic rock formation views. Wildlife enthusiasts will enjoy frequent visits from birds, deer, and other local wildlife. Additional highlights include a whole house Generac generator, central HVAC, Regency gas-log fireplace, oversized main 2-car and mini golf cart garage, drought-tolerant landscaping, fire-safe defensive space and an automated irrigation system available to hook up. Move-in ready, this home combines privacy, comfort, and the beauty of Lake Wildwood living. Some photos have been digitally enhanced. BRING ALL OFFERS! Seller will consider a credit to help buy down buyers interest rate.



Some photos digitally enhanced.



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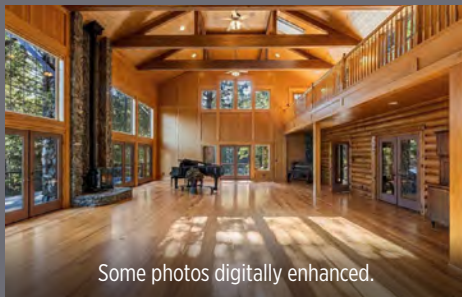
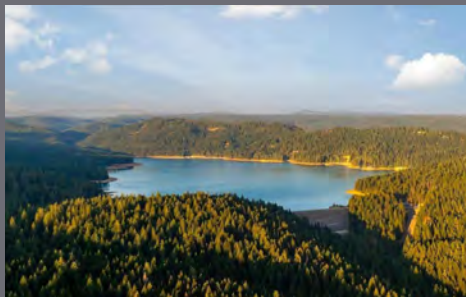
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Stunning Tahoe Style

\$2,490,000 | NEVADA CITY, CA | 4BD | 4 FULL BA | 2 HALF BA | 6600±SF | 90± ACRES

90 ac & Custom Home located between 2 pristine lakes. Scotts Flat Lake for boating, fishing & swimming and Lower Scotts Flat Lake for more serene kayaking and leisurely fishing. A 10-minute walk from this home to Lower Scotts Flat Lake & about 1 mile to larger lake Scotts Flat Lake. An acoustically designed expansive great room is perfect for an artist studio, music room or entertaining family and guests. Spacious for group or family gatherings accommodating up to 100 guests and/or an equestrian get away w/trails for riding, hiking or bike riding throughout the wooded glens and meadows of this stunning property. All within a 10-minute drive of Historic Gold Country Nevada City. The 1536± SF great room provides outside deck and patio access through custom French doors including a galley kitchen plus a 532± SF balcony mezzanine. 2 adjacent his & her bathrooms to accommodate guests. Stunning floor to ceiling windows. The 4 bedrooms & 3 baths offer a private sanctuary. An open sunlit kitchen with floor to ceiling windows, living & dining rooms & a formal library. Tall open beam ceilings accentuated by dramatic log and stone walls and French doors bring in the natural light. Additional 2100 SF. basement area w/shower & lav., great space for additional rooms, workshop. 1-car garage space. Private forested acreage provides for peaceful meditation, tranquil walks along old logging trails, wooded glens & meadows. 1.5 hrs to Lake Tahoe, 1.5 hrs to Sacramento International Airport and 2-3 hrs to San Francisco. An excellent location in the Sierra Nevada Gold Country Foothills. Some photos are digitally enhanced. Staged furnishings have been removed.



Some photos digitally enhanced.

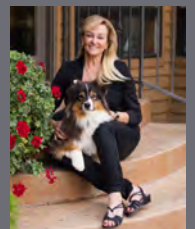


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Legacy Tahoe-Style Lodge Estate in the Sierra Foothills

\$3,998,500 | 13558 GREENSTONE CT, NEVADA CITY, CA | 9BD/6BA | 8773± SF | 13.2± ACRES

This private, gated retreat spans three parcels and includes a Tahoe-style main home, second home, and a 3+ acre parcel ready for future building. Main home was custom-built with stone and brick walls, soaring vaulted ceilings, and open layout for main-level living. Features a formal dining room, cherry wood office, and a bright living area opening to a sunroom and covered patio. Outside, enjoy the solar-heated PebbleTec pool surrounded by nature. Guest house mirrors the quality of the main residence with 3BD, two living areas, and a 4-car garage. Additional features include 3 wells, a 7-car garage with RV space, home theater, heated workshop, hiking trails, gazebo, bocce court, and a par-3 golf hole.



Gardeners Paradise in Penn Valley

\$576,000 | 12602 SPENCEVILLE RD, PENN VALLEY, CA | 1+ ACRE

1+ Acre with vintage charm from 1946 that has been beautifully updated. Gardens featuring Fruit Trees, Flowers, Vegetables, Grape Vines. Solar with Tesla Backup Batteries. Surrounded on 3 sides by Land Trust owned land for future privacy.



Convenient In-Town Neighborhood

\$549,000 | 3BD/2BA

3 bedroom, 2 bathroom home in sought after neighborhood. New Luxury Flooring and Paint. Fenced Private back yard and just a few blocks to the High School. Great Family home.

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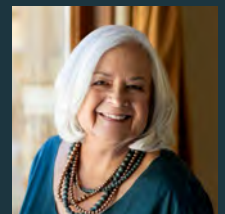
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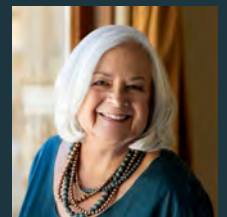
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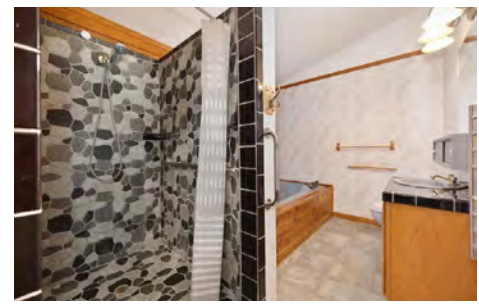
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Dream Log Cabin Retreat

\$589,000 | 700 LOVERS LEAP ROAD, DUTCH FLAT, CA | 3BD/2BA | 1680±SF | 9.2±ACRES

Welcome to your dream log cabin retreat in the woods! Adventure awaits just outside your door with an easy hike to the iconic Lovers Leap Point and access to miles of scenic trails for hiking or ATV riding. Nestled on 10 acres of level, usable land, this 3BD/2BA home offers rustic charm with knotty pine walls and a spacious great room layout. The country kitchen features granite countertops and flows seamlessly into the cozy living area, complete with a wood stove and hearth perfect for chilly mountain nights. An owned 1000-gallon propane tank ensures a reliable fuel supply year-round. Enjoy gatherings on the covered front porch or expansive rear deck, with potential for stunning views through light tree trimming. Fire safety is a priority, with most of the lower brush/fuel cleared. The property also features a massive barn with a loft, a smokehouse, a tractor garage, and a mill shed ideal for hobbyists or homesteaders. Plus, enjoy the best Wi-Fi on the mountain, keeping you connected while surrounded by nature.



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Pending

ROSEVILLE, CA

\$724,900 | 4BD/3BA | 2249±SF | 0.15±ACRES



Sold

ROSEVILLE, CA

\$724,900 | 4BD/3BA | 2249±SF | 0.15±ACRES



Sold

GRASS VALLEY, CA

\$825,000 | 3BD/2BA | 1843± SF | 20± ACRES



Sold

COLFAX, CA

\$610,000 | 3 BA/2 BA | 1,676 SF | 2.5 ACRE LOT



Sold

COLFAX, CA

\$365,000 | 3BD/2BA | 1,570 SF | 0.1175 ACRES



Sold

COLFAX, CA

\$175,000 | 3BD/2BA | 1,200 SF



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Gold Country, Sierra Foothills Retreat



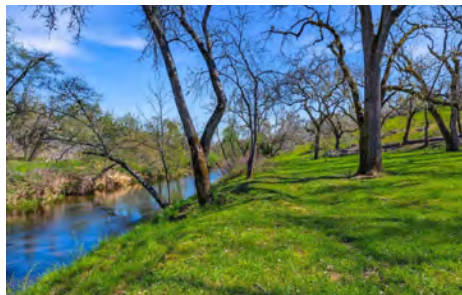
\$2,175,000 | 22174 JENNIFER DR, GRASS VALLEY, CA | 5BD/4BA | 5400± SF | 14.5 ACRES

The best is yet to come at this extraordinary private Gold Country Estate. Here in the Western Sierra foothills, nature and refined living exist in perfect harmony. Set between two tranquil waterways—including approximately 700 feet of year-round creek frontage—this rare offering delivers a level of serenity and seclusion seldom found.

Beyond its understated exterior, the nearly 5,400±SF custom residence unfolds with impressive scale and thoughtful design. A grand entry with sweeping staircase sets the tone, leading into expansive living spaces designed for both entertaining and everyday luxury. The chef's kitchen is fully equipped with an eight-burner range, double ovens, stainless steel refrigeration, and a separate freezer—seamlessly connected to an open-concept family area framed by dramatic floor-to-ceiling windows.

The main level features a formal dining room, private office, elegant living room, and a spacious primary suite. Upstairs, a loft, two bedrooms, and a full bath accompany a hidden bonus room for added intrigue. The lower level lives like a second residence, complete with additional bedrooms, living and dining areas, and flexible space for a media room, gym, or spa.

Outdoors, lush grounds meet the gentle flow of Wolf Creek, complemented by gardens, outbuildings, a large shop, and gated privacy—just one hour from both Sacramento and Lake Tahoe.



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Rustic Home in the Sierra Nevada Foothills



\$679,000 | 13709 CAPITOL DRIVE GRASS VALLEY, CA | 3 BD | 2 BA | 2,568 SF | 1.7 ACRE LOT

Located just outside Grass Valley and Nevada City in the beautiful Sierra Nevada foothills! This rustic, warm, and cozy home has a Stone fireplace, Hardwood floors, and a welcoming open family/living room and formal dining room. Entertain in the spacious kitchen with island and a walk-in pantry. Comfortable primary suite includes fabulous bathroom with walk in closet and a jetted tub. A large room used as an office can be a game room, bedroom or whatever suites your needs. The newer decks invite you to relax outside on sunny days in the private and serene setting. RV access, carport and oversized garage with outbuildings complete this country home. Plenty of nearby outdoors sports are ready to create memories that will last a lifetime! If you would privacy or another nearby lot, next door is a 1.7 acre parcel for sale too!



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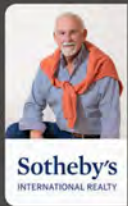
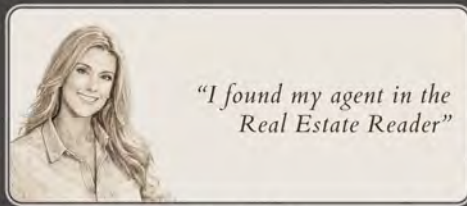
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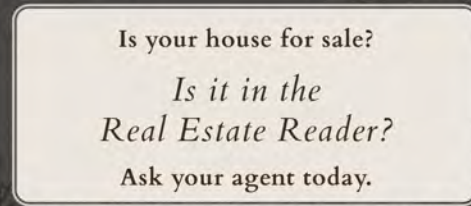
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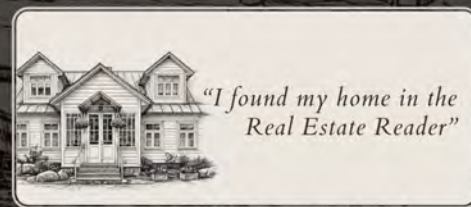
Texas

Bill Birdsong | REALTOR®

(903) 805-2143
bill.birdsong@gmail.com

BillbirdSongRE.com

LN # 800581



Professional Services



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(707) 584-6377
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Price Reduced!



Buckeye Creek Ranch
\$13,990,000 | 9,353.45 ± Acres | Colusa County, CA



Carpenter Ranch
\$6,950,000 | 6,820 ± Acres | Tehama County, CA



Chatom Vineyards
\$3,399,000 | 745.12 ± Acres | Calaveras County, CA



North Mayacamas Ranch
\$1,995,000 | 262 ± Acres | Mendocino County, CA



Cottonwood Creek Ranch & Orchard
\$1,550,000 | 130.80 ± Acres | Tehama County, CA



River Heights Estate
\$1,395,000 | 13.33 ± Acres | Tehama County, CA



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The Sierra Comstock Estate

CALL FOR PRICING | CARSON CITY, NEVADA | 3.63± ACRES

Unmatched privacy, panoramic views, and generational craftsmanship in this one-of-a-kind Clear Creek Tahoe estate. This custom home blends rustic elegance with modern innovation, all perched above the historic Jacks Valley Ranch, offering permanent, unobstructed vistas across one of Northern Nevada's most breathtaking landscapes.



Turn-Key Luxury Ranch Compound

\$6,500,000 | 158± ACRES | FORSYTHE RANCH, CLIO, CA

Extraordinary amenities and high-end finishes throughout this meticulous ranch masterpiece. Just 1 hour from Lake Tahoe and Reno. This is one you simply must see!



Diamond F Ranch

\$4,750,000 | DOYLE, LASSEN COUNTY, CA

Own a classic Western ranch just 45 minutes north of Reno. Spanning 1,280± deeded acres, it features productive farmland, lush meadows, restored historic ranch home, residences, barns, and extensive improvements. Authentic ranch living, exceptional lifestyle and recreational potential.

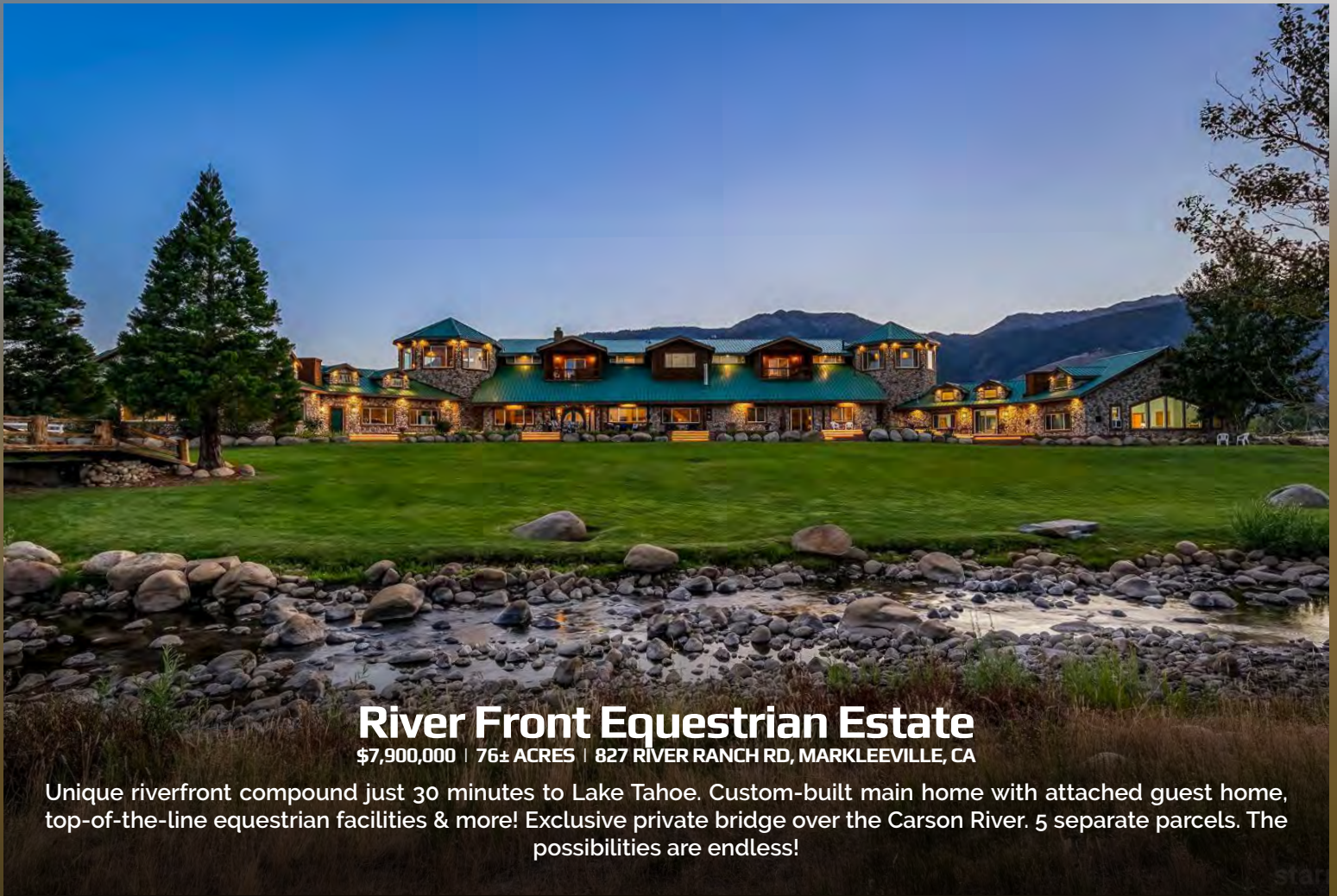


FAR WEST
REAL ESTATE

BROKER

Morgan Nevin

DRE# 02085556



River Front Equestrian Estate

\$7,900,000 | 76± ACRES | 827 RIVER RANCH RD, MARKLEEVILLE, CA

Unique riverfront compound just 30 minutes to Lake Tahoe. Custom-built main home with attached guest home, top-of-the-line equestrian facilities & more! Exclusive private bridge over the Carson River. 5 separate parcels. The possibilities are endless!



Starr Ranch

\$3,950,000 | 30± ACRES | MINDEN, NEVADA

Exceptional Carson Valley equestrian ranch featuring 25+ acre-feet of valuable water rights and extensive horse facilities, including a 10-stall barn, loafing sheds, three professional arenas, irrigated pastures, and hay production. Four separate residences provide flexibility for owners, guests, or staff. A rare opportunity to acquire a high-quality property in one of Northern Nevada's premier ranching communities!



Private Lake & Cabin

\$1,250,000 | FORT BIDWELL, MODOC COUNTY, CA

Private 160± Acre compound with ~10 acre private alpine lake. Three A-frame cabins. Natural springs and streams, and lots of wildlife! A ton of possibilities on this picturesque, remote, family property!

c (530)414-1796

Morgan@FarWestRealEstate.com

www.FarWestRealEstate.com

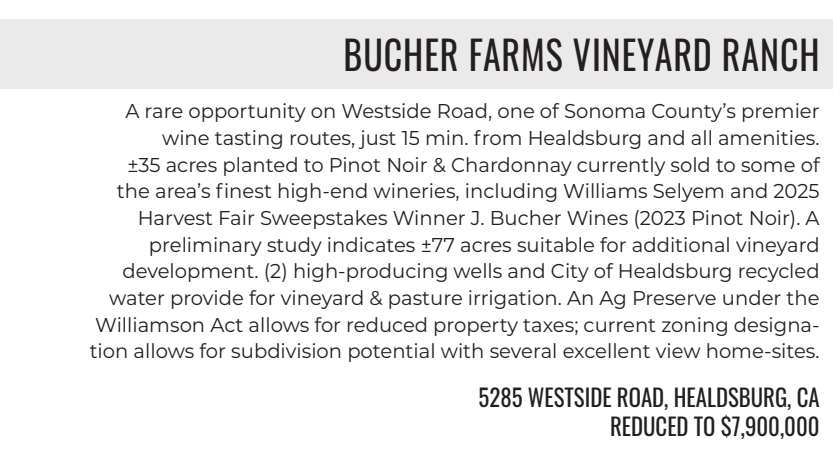


1700[±] ACRES

RIP'S REDWOODS STEWARTS POINT RETREAT

A rare 1,700+ acre ridge-top retreat in northwestern Sonoma County, just 3.5 mi from Stewarts Point and the Pacific Ocean. With over 105 ac. of open usable land, magical redwood forests, over a mile of Gualala River frontage, and a ±135-ac/ft lake, it's a unique mix of beauty, scale, and opportunity. At its heart is a historic homestead with a main house and caretaker's residence, large equipment barns, outdoor garden, fruit trees and open meadows. Protected by a Conservation Easement focused on old-growth forest restoration, the land offers long-term investment, tax, and conservation value with the potential for family compound. Ample water from reservoir and springs.

31010 STEWARTS POINT-SKAGGS SPRINGS ROAD, STEWARTS POINT, CA
OFFERED AT \$10,000,000



BUCHER FARMS VINEYARD RANCH

±356 ACRES

A rare opportunity on Westside Road, one of Sonoma County's premier wine tasting routes, just 15 min. from Healdsburg and all amenities. ±35 acres planted to Pinot Noir & Chardonnay currently sold to some of the area's finest high-end wineries, including Williams Selyem and 2025 Harvest Fair Sweepstakes Winner J. Bucher Wines (2023 Pinot Noir). A preliminary study indicates ±77 acres suitable for additional vineyard development. (2) high-producing wells and City of Healdsburg recycled water provide for vineyard & pasture irrigation. An Ag Preserve under the Williamson Act allows for reduced property taxes; current zoning designation allows for subdivision potential with several excellent view home-sites.

5285 WESTSIDE ROAD, HEALDSBURG, CA
REDUCED TO \$7,900,000

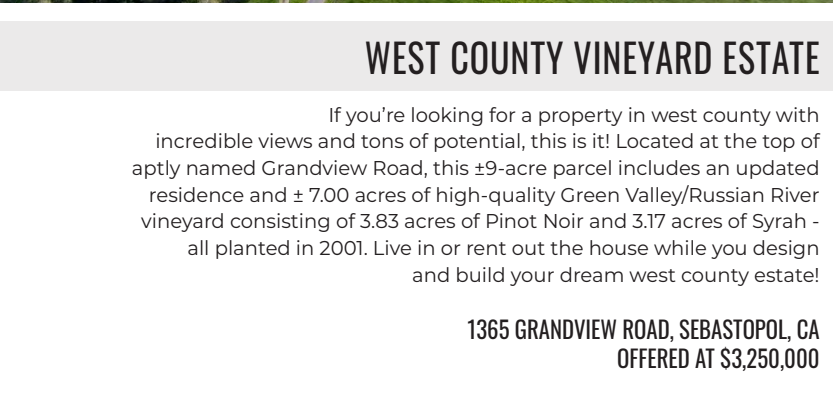


192[±] ACRES

MCDUGALL RANCH PROPERTY

Tucked in the coastal hills between Timber Cove and Cazadero, just 3.5 miles as the crow flies to the Pacific Ocean, the ±192-acre McDougall Ranch offers an exceptional blend of privacy, beauty, and recreation. At its heart sits a rustic 5-bd, 2-bath 'barndominium' with a large workshop for storing gear, equipment, or hosting creative projects. ±7.8-acre leased Pinot vineyard provides passive income with no landlord responsibilities; (2) wells; reservoir; miles of private trails.

38555 HAUSER BRIDGE ROAD, CAZADERO, CA
REDUCED TO \$1,950,00



WEST COUNTY VINEYARD ESTATE

9[±] ACRES

If you're looking for a property in west county with incredible views and tons of potential, this is it! Located at the top of aptly named Grandview Road, this ±9-acre parcel includes an updated residence and ± 7.00 acres of high-quality Green Valley/Russian River vineyard consisting of 3.83 acres of Pinot Noir and 3.17 acres of Syrah - all planted in 2001. Live in or rent out the house while you design and build your dream west county estate!

1365 GRANDVIEW ROAD, SEBASTOPOL, CA
OFFERED AT \$3,250,000



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Sweeping Napa Views at Atlas Peak Estate



3265 SODA CANYON RD, NAPA CA | 5BD/4BR | 5,487 SF | 41± ACRES | \$8,500,000

Welcome to 3265 Soda Canyon Road, Napa, CA, a chateau-inspired estate with a rich vineyard history. The French-inspired 5,487± SF, home features 5BD/4BA. The property also includes a 1,200± SF agricultural office building, suitable for a variety of uses. Spanning over 41± acres, the 28± acre vineyard features seven grape varietals, predominantly Bordeaux. Located in the Atlas Peak AVA, known for its high elevation, volcanic soils and cool mountain-influenced climate, producing wines celebrated for their complexity and deep, stony minerality. This estate is historically significant as this was Dr. Jan Krupp's original vineyard before establishing Stagecoach Vineyard. Enjoy stunning views of world-renowned vineyards and Atlas Peak from the house. Discover the essence of Napa Valley living in this remarkable property.



COMPASS



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Buchignani Ranch & Vineyards

25845 Dutcher Creek Road, Cloverdale CA 95425



ACTIVE

Buchignani Ranch & Vineyards | A 389 ±acre diverse legacy ranch in Alexander Valley & Dry Creek AVA, offers unmatched viticultural heritage and serene seclusion. This third-generation haven features 24 ± acres of 1940's & 50's planted Old-Vine Zinfandel and Carignane, producing Ridge Vineyards' wines (93-95 points). Spanning two parcels (152 & 237 acres ±) with 40-acre minimum subdivision potential. Buchignanivineyards.jmland.com | **\$3,750,000**



ACTIVE



ACTIVE

Sawyer's Vineyard | Dry Creek Valley Panoramic View Building Site. View overlooking wine country vineyards, heart of Dry Creek Valley. Very private perched above Southern Alexander Valley - Lot 6 - 40.20 +/- Acres Block 4 - 1.23 knoll top property covered in beautiful oak trees with massive sunrise and Acres of Merlot, Block 7A - .89 acres of Cabernet Franc, Block 6A - .79 acres of sunset views. 8 acre ± premium Zinfandel vineyards. **6225 W Dry Creek Rd**, Cabernet Sauvignon, Block 3 - .9 acres of Cabernet Sauvignon. **500 Artisan Cir, Healdsburg, CA 95448** | **\$2,450,000**

The Boulders Meadows Ranch - Lot 6 | Panoramic estate view building site overlooking wine country vineyards, heart of Dry Creek Valley. Very private perched above Southern Alexander Valley - Lot 6 - 40.20 +/- Acres Block 4 - 1.23 knoll top property covered in beautiful oak trees with massive sunrise and sunset views. 8 acre ± premium Zinfandel vineyards. **6225 W Dry Creek Rd**, Cabernet Sauvignon, Block 3 - .9 acres of Cabernet Sauvignon. **500 Artisan Cir, Healdsburg, CA 95448** | **\$2,450,000**



Casey Bounsall

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DRE #02115079

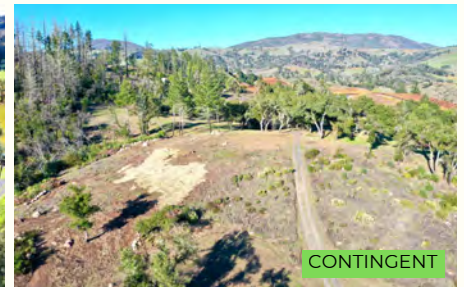


COLDWELL BANKER REALTY

JMLAND.COM



SOLD



CONTINGENT

This 146.6-acre estate in Sonoma County's Alexander Valley, less than a mile from Cloverdale, offers three parcels, three wells, irrigation, solar power, and a paved road entrance. Includes 3-bed, 3-bath farmhouse, & barn. **31258 Highway 128 Rd, Cloverdale, CA** | **\$1,495,000**

The Boulders Meadows Ranch - Lot 7 - Panoramic estate view building site 40.03 +/- acres Block 1 - 2.20 acres of Cabernet Sauvignon, Block 2 - .8 acres of Merlot, Block 4 - 1.32 acres of Merlot - **551 Artisan Cir, Geyserville, CA 95441** | **\$2,050,000**

Belden Barns Farm Estate & Vineyards

5561 Sonoma Mountain Road, Santa Rosa CA 95404



Belden Barns Farm Estate & Vineyards | Turnkey vineyard. World-class wines. Infinite possibilities. Just outside San Francisco, Belden Barns offers 55 acres of rare Sonoma beauty: world-class vineyards, orchards, historic barns, a five-bedroom estate with pool, sauna, and hot tub, and a newly-built second dwelling. Fully permitted for tastings and winery production, as well as a commercial kitchen and creamery, this property is primed for a visionary buyer to create a one-of-a-kind wine country experience. Beyond its acclaimed wines, Belden Barns is also home to diversified agriculture, with on-site farmers whose produce is featured on the menus of some of the Bay Area's most exclusive Michelin-starred restaurants. With a reputation for excellence already established, Belden Barns combines authenticity, innovation, and limitless potential. 5561sonomamountainrd.jmbland.com | \$7,900,000

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DRE #00852850



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2998 West Dry Creek Road, Healdsburg

3 BR | 3 BA | 2,971± SQ.FT | \$3,500,000

Graham Sarasy | 707.431.8822 | DRE# 01110863



21108 Pelican Loop, Bodega Bay

3 BR | 2.5 BA | 2,342± SQ.FT | \$2,800,000

Lou Rosenberger | 415.518.5286 | DRE# 01955420

3882 Royal Manor Place, Santa Rosa

5 BR | 5 BA | 5,515± SQ.FT | \$3,649,999

Mary Haufler | 707.636.4477 | DRE# 01471644

Ariana Haufler | 707.494.4358 | DRE# 01971529



10957 Westside Road, Healdsburg

2 BR | 1 BA | 75± Acres | \$1,795,000

Heidi Faulkner | 707.480.4098 | DRE# 01227446

5455 Sierra Grande Drive, Bodega Bay

2 BR | 2 BA | 2,307± SQ.FT | \$1,600,000

Steve Hecht | 707.481.8474 | DRE# 01378755

John Chute | 707.540.5331 | DRE# 00796466



17600 Willow Creek Road, Occidental

3 BR | 3.5 BA | 2,377± SQ.FT | \$1,550,000

Randy Tallariti | 707.483.2066 | DRE# 01393329



18900 Armstrong Woods Road, Guerneville

1 BR | 1 BA | 120± Acres | \$1,495,000

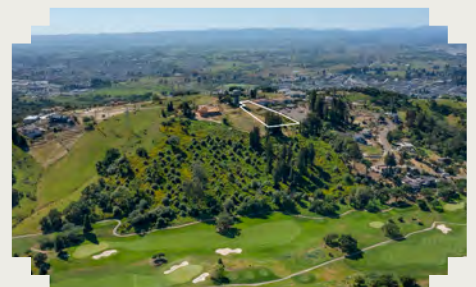
Martin Humphrey | 707.480.4803 | DRE# 00218532

LynAnn King | 650.550.0090 | DRE# 02249873

11005 Chalk Hill Road, Healdsburg

Residential Acreage | 40± Acres | \$895,000

Eric Drew | 707.217.9415 | DRE# 00464329



3888 Skyfarm Drive, Santa Rosa

Residential Lot | 1.31± Acres | \$595,000

Tiffany Alexander | 707.339.0600 | DRE# 01744199

