7200 Wildwood Mountain Road, Santa Rosa

www.SeraBellaEstate.com

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PACIFIC UNION
CHRISTIE'S
INTERNATIONAL REAL ESTATE

7200 Wildwood Mountain Road
Santa Rosa
Offered at $2,495,000

EXQUISITE ITALIAN VILLA SET AMONG ACRES OF PRESERVED LAND

EXCLUSIVE LOCATION IN A SPRAWLING ESTATE SETTING

The exclusive enclave of Wildwood Mountain Road is the setting for this incredible Italianate villa. Aptly named Sera Bella - or beautiful night - this magnificent estate is breathtaking regardless of time of day. Set among the rolling hills of northern Sonoma Valley, Sera Bella sits on 25 pristine Wine Country acres dotted with olive trees, Manzanita and native oaks. The natural landscape gives way to the spectacular villa with its enviable indoor/outdoor lifestyle.

The Main House:
Step inside the grand entryway and be greeted at once by the majestic view - inspiring during the day and absolutely magical come nightfall with the twinkling lights of the Milky Way overhead. The living room's bank of French doors beckon to be thrown open to welcome balmy weather. Bask in the splendor of the fabulous grounds beyond the outdoor loggia and the sunny patio. Grand in scale yet intimate in feel, the living rooms wood-burning fireplace, with stately surround, lends a warm ambiance while tumbled travertine tiles surround the inset tongue and groove Oak floor. Clerestory windows add a formal Old World element.

Framed by an arched colonnade, the dining room's open space is accentuated by rustic beams, a striking wrought iron chandelier and classical finishes such as atmospheric stucco walls and built-in niches for art or cabinetry. Views to the front yard, with its striking fountain, enhance the dining rooms calming ambiance.

Next, enter into the home's enormous Great Room - designed with entertaining in mind. With an incredible Chefs' kitchen decked out with professional appliances; SubZero refrigerator, GE Monogram gas range with four burners, griddle and grill, double Kitchenaid ovens, warming drawer and more - the kitchen is the heart of this home. Granite countertops and abundant Oak cabinets surround a gigantic granite countered island with its own prep sink. A farm sink, flanked by double Fisher Paykel dishwashers, is completed by peninsula counters designed for a relaxed breakfast, lunch, or informal antipasti. Timber beams frame the cook-top hood and the beamed ceiling and gleaming hardwood floors give the space great country appeal.

The adjacent Living Room area is large enough for a grand party. The wet bar features 2 separate, under-the-counter, 53 bottle single-zone wine coolers, Fisher Paykel dishwasher and custom glass door cabinetry for glassware to accentuate its central theme. French doors lead to the dining deck and capture the visually stimulating tapestry of trees and birds on the wing. A stone mantle wood-burning fireplace is perfect for cozy evenings in front of a crackling blaze. A large pantry rounds out the Great Room and Kitchen area.

At the opposite end of the home, the library is brightened by windowed walls that keep the space light-filled. With classical finishes such as library shelving for books and family heirlooms, as well as a gas fireplace, this is the perfect spot to curl up with a book or a game of chess.

Further down the elongated hallway, 2 large bedrooms are each en-suite. The first bedroom features views of the meadows beyond the home. The second bedroom is accentuated by a sitting area, lighted, coved ceilings and French doors with views of the canyon beyond. Upstairs, the Master Suite is a completely secluded retreat. The large airy space opens onto a private balcony facing far reaching forested vistas. An elegant gas fireplace exudes charm and embodies the home's European feel. A luxurious spa bathroom features a raised soaking tub with views, a steam shower and a dual sink vanity with custom cabinetry. A wet bar area with room for an under-the-counter refrigerator, and a separate utility room with laundry hookups. Cabinets and counters supplement the space and an enormous walk-in closet rounds out the Master Suite.

The Guest House:
With its own private driveway and parking, the Guest House offers unparalleled accommodations. Utterly charming and wholly atmospheric, the one bedroom Guest House has an old European farmhouse feel. Wide plank floors, ample windows, French doors and a gas fireplace in the bedroom, make a dramatic design statement in this self-contained retreat. The full bath features its own soaking tub, as well as a huge closet. With central heat and air conditioning, guests will certainly feel right at home.

The Guest House is adjacent to a large, level meadow perfect for a hobby vineyard, olive orchard, veggie garden, bocce or tennis court, picnic spot - the possibilities are limitless.

The Garage and Party Zone:
Across the compound, the four-car, detached garage is custom made for any automobile aficionado. Featuring workshop space with loads of room for tools, as well as defined car bays, it would be a breeze to restore one or two cars while displaying another automotive treasure or two. Upstairs an immense party space with full bath would be perfect as a media room, workout spot or even a guest suite. French doors and a full balcony afford views and gentle breezes that grace this Bonus Room.

The Property:
Sera Bella's 25 gently rolling acres affords incredible privacy and boundless serenity. This is Wine Country living at its finest - breaths of the freshest air, views forever, and the ability to host guests or family galore - all on your own secluded compound. Take advantage of the home's dining deck in almost any month of the year. The outdoor loggia cascades down to a level area perfect for soaking up the sun, playing horseshoes and more. Farther away, an amphitheater has been carved into the hillside for planned or impromptu theatre performances.

In spring, the wildflower bloom is a vibrant profusion of color. Come summer, hawks soar on the canyons warm thermals, over extensive lavender gardens fronting the main house. Fall brings the colors of the changing season and with winter; fires in the fireplace bring the timeless cycle home again.

Overall:
Opportunities like this rarely knock twice. Be it a family compound, a weekend retreat or a full time residence; let the magic of Sera Bella take you home. From the enchanting property and breathtaking vistas, to the attention to detail throughout, this property is about coming home and enjoying the view from your front porch.

Geographic info:

- 10 +/- minutes to Shopping
- 15 +/- minutes to the Village of Kenwood
- 30 +/- minutes to Calistoga
- 35 +/- minutes to the historic Sonoma Plaza
- 35 +/- minutes to the historic Healdsburg Plaza

Property highlights:

•25± acres
•3 bed/ 3.5 bath Main House
•1 bed/ 1 bath Guest House
•Circular Driveway w/ Outdoor Fountain
•Gated Private Road
•Magnificent Forested Hill Views
•Formal Foyer, Living Room & Dining Room, Great Room
•Multiple Fireplaces - Gas & Wood Burning
•Chef's Kitchen
•Professional Appliances: SubZero, GE Monogram, Fisher Paykel
•Granite Countertops & Custom cabinetry with huge center island
•Farm sink, Veggie sink and Walk-in Pantry
•Large Laundry/Mud Room
•Separate Wet Bar w/ 2 Wine Refrigerators
•French Doors and Clerestory Windows throughout
•Rustic Beamed Ceilings & Indoor Balcony
•Antique Chandelier
•Dining Deck
•Multi-level Back Patio
•Outdoor Loggia
•Study/Library w/ shelving
•2 Main Floor Bedrooms, both with en-suite baths
•Huge Walk-in Closets
•Secluded, Upper Level Master Suite w/ Private Balcony
•Luxurious Spa Bathroom w/ Steam Shower & Dual Sink Vanity
•Soaking Tub w/ Views
•Hardwood Floors: Hickory & Ash
•Tumbled Travertine Tile Floors
•Carpeting
•Separate Guest House w/ Private Driveway
•Bonus Room: Party Zone, Exercise Area, Media Room, etc.
•4 Car Garage w/ Ample Shop/Storage Space - Perfect for an Auto Aficionado
•Alarm system
•Natural Outdoor Amphitheater
•Flat, Level Building Spot for Tennis, Bocce, pool etc.
•Room for a Hobby Vineyard
•Native Oaks, Manzanita, Fir, Palm, Olive, Italian Cypress Trees
•Fruiting Trees; Pomegranate, Citrus and Plum
•Wildflower Meadow

APN 030-670-004

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1:4,200

Black and White Aerials flown April 2000; Color Aerials flown Fall 2013. The 2013 imagery used a Ground Sample Distance (GSD) resulting in a 4-band (near infrared, red, green & blue), with 6 inch spatial resolution per pixel. The specified coordinate system for this dataset is California State Plane Zone II (FIPS 0402), NAD83 (2011), with units in US Survey Feet.

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purpose only, and is not suitable for parcel-specific decision making. The parcels contained here-in are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Note: Assessor's parcel data are current as of March 3, 2016.

2013 Aerial

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