



Annadel Estate Winery

OFFERED AT: **\$7,750,000**



Overview

Located in the heart of Sonoma Valley, Annadel Estate Winery offers an opportunity unlike most. The estate is comprised of an elegant, world-class wedding and event site, and heirloom flower business, winery and multiple residences. The 33± acre country estate includes approximately 9± planted acres of unique wine grape varietals, 5± acres of flowers, a historical 1880's farmhouse, three additional residences and a vintage barn/tasting area. Currently, Annadel Winery is vested for a 5,000-case permit entitlement and the ability to host 10 events per year on the estate. Phase two of entitlement allows for a 60,000 case winery permit and upon county review has potential for an additional 20 events a year.

* Under construction per the vesting of the 5,000-case permit is ADA bathrooms and a technical tasting room - plans approved to be built.

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Location

Annadel Estate Winery is located in the winemaking epicenter of California's Sonoma Valley and is conveniently located right off of Highway 12 with a Santa Rosa, California address. It sits at the base of Hood Mountain Regional Park and across the highway from Annadel State Park. Annadel Estate Winery is located just an hour north of San Francisco, less than half an hour from Sonoma County Airport and a short drive away from Kenwood, Glen Ellen and the town of Sonoma.

SONOMA VALLEY AVA

The Sonoma Valley Appellation is located in the southern portion of Sonoma County and obtained its status in 1981 as well as earning the nickname, "Valley of the Moon." The valley is known for its unique terroir; the Sonoma Mountain protects the area from the wet and cool influence of the nearby Pacific Ocean and the Mountains to the west help protect the valley from excessive rainfall. Because the valley is cooled from the north and south, ripening of the grapes is slowed, prolonging hang time and increasing natural balance in the wines.

NEIGHBORHOOD OVERVIEW

Annadel Winery is within close proximity to Santa Rosa as well as being close to the town of Kenwood, Glen Ellen and Sonoma. Highway 12 is a major route for tourists in southern Sonoma County and this stretch of Sonoma Valley is home to many wineries that consistently draw in visitors from all around the world each year. Annadel Winery shares the neighborhood with noted wineries such as St. Francis Winery, Kunde Family Winery and Benzinger Family Winery, all of whom attract high numbers of visitors to the area. Oakmont Golf Club is conveniently located directly across the highway from the property and Montgomery Village, a premier open-air shopping center featuring local, regional and national retailers and restaurants, is a short distance away from the estate.





ENTITLEMENT FOR 5,000-CASE PERMIT

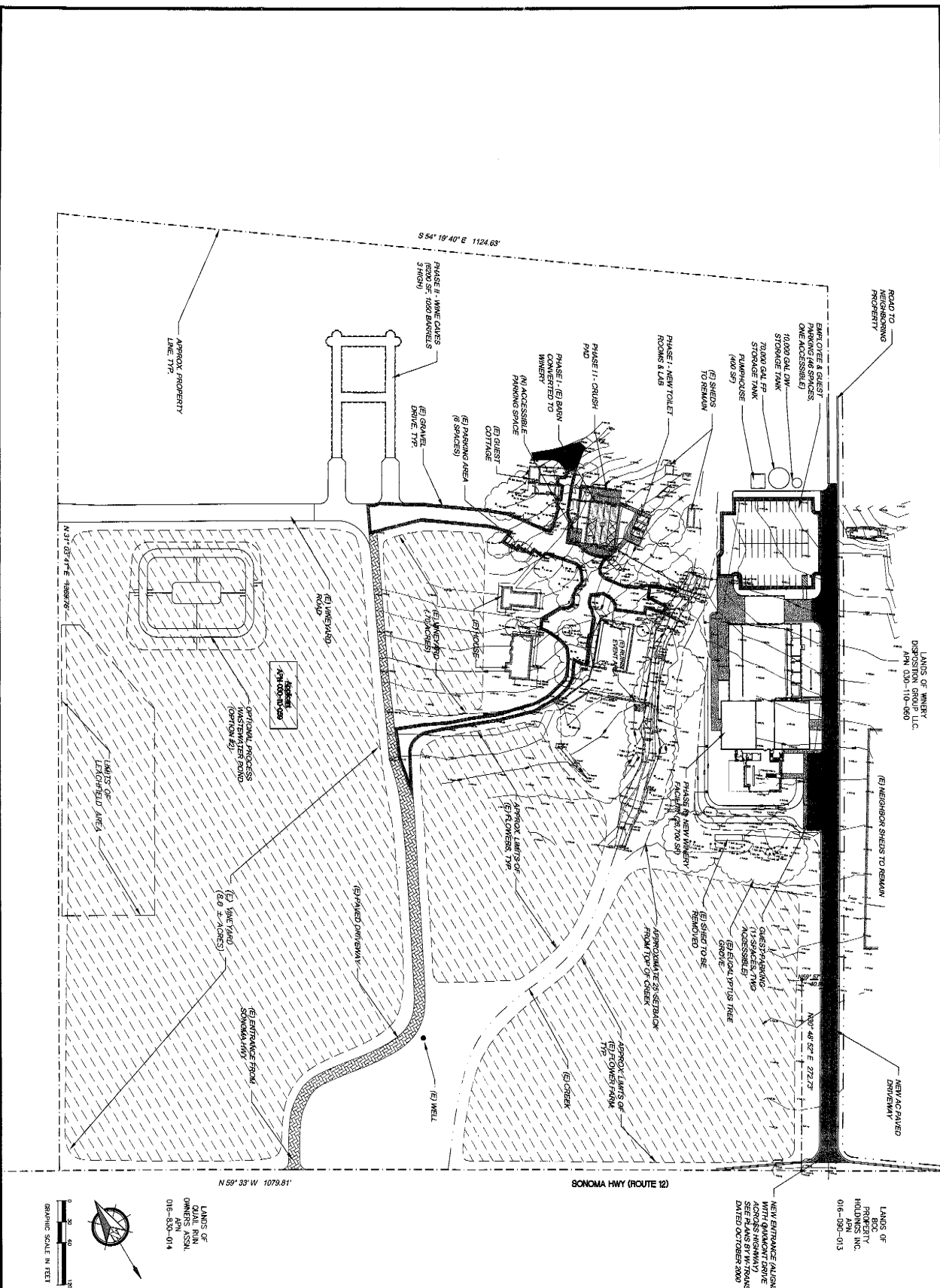
Use permit UPE09-0071 allows for winery development and includes two phases. Phase I provides for conversion of the 2,540± square foot barn for a 5,000 case production, private tastings by appointment, 10 events up to a maximum of 225 persons per event and a maximum of 6 Sonoma County wine industry sponsored events per year.

ENTITLEMENT FOR 60,000-CASE PERMIT

Phase II of the use permit allows for a new winery facility for 60,000 cases, public tasting and retail sales and an increase to 30 events. Phase II is vested for a new two-story 25,700± square foot winery facility and a 6,200± square foot wine cave. Winery Phase II access will be to the eastern boundary when the signalized intersection at Highway 12/Oakmont Drive is completed.



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ANNADEL WINERY
6687 Sonoma Hwy
Kenwood, California 95409
APN: 030-110-059

USE PERMIT APPLICATION

OVERALL SITE PLAN

UP1

JOB NO. SMA 2009002
DATE October 11, 2009
DRAWN BY CHED SM
FILE NO. 0906-UP1.dwg
SHEET

Steve Martin Associates
MOCK THEATRY COLLECTION
 130 South Main Street, Suite 2
 Southport, CA 95472
 (707) 824-9720
 Fax (707) 824-9707
GENERAL INQUIRY:
 606 Alamo Peninsula Rd.
 Suite 3, 221
 Sausalito, CA 94965
 (800) 541-5730

www.SMAassociates.net



Main Residence

The main residence is a charming historical 1880's farmhouse with four bedrooms and three bathrooms. This 3477± square foot, two story home boasts soaring ceilings, incredible details and beautiful floors throughout. The original and recently rebuilt wrap around deck looks out over vineyards and flower beds to the beautiful valley floor and across to the mountains of Annadel State Park. Although the farmhouse is currently and lovingly used as a main residence, it can also be used for hospitality and possibly as a reserve tasting room.

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Guest House

The 1,769± square foot guest house is located directly behind the main residence and has one bedroom and one bathroom and kitchen downstairs and two bedrooms and one bathroom upstairs. The upstairs has a separate entrance and has historically been used as offices for the estate. There is also a large patio off the great room downstairs.



Cottage

The cottage is a lovely and bright 804± square foot space with one bedroom, one bathroom, living room and full kitchen. It is also approved as a vacation rental.

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Water Tower House

Located at the back of the property, this 1,500± square foot converted water tower has been remodeled into a two bedroom, one bathroom residence with a full kitchen and outdoor living space. It is currently approved as a vacation rental.

VINEYARDS | OVERVIEW

The estate's vineyard was planted in 2000 to Bordeaux style varietals. The 9± acres include a mosaic of Cabernet Franc, Cabernet Sauvignon, Merlot and Petite Verdot. In addition, there is 1.5± acres of grapes that are being planted to Pinot Noir in the front of the main residence.



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Block	Variety	Clone	Rootstock	Vine Count
1	Cabernet Sauvignon	191	420A	296
1	Cabernet Sauvignon	337	420A	370
1	Cabernet Sauvignon	338	420A	370
1	Cabernet Sauvignon	341	420A	370
2	Cabernet Sauvignon	191	101-14	370
2	Cabernet Sauvignon	337	101-14	370
2	Cabernet Sauvignon	338	101-14	296
2	Cabernet Sauvignon	341	101-14	296
3	Merlot	181	420A	444
3	Merlot	343	420A	444
3	Merlot	347	420A	444
4	Merlot	347	101-14	370
4	Merlot	181	101-14	370
4	Merlot	343	101-14	387
5	Petit Verdot	400	Rip Glo	370
5	Cabernet Franc	327	Rip Glo	740
6	Cabernet Sauvignon	191	Rip Glo	296
6	Cabernet Sauvignon	337	Rip Glo	370
6	Cabernet Sauvignon	338	Rip Glo	370
6	Cabernet Sauvignon	341	Rip Glo	296
7	Merlot	347	101-14	444
7	Merlot	181	101-14	518
7	Merlot	343	101-14	370
8	Merlot	181	3309	444
8	Merlot	343	3309	444
8	Merlot	347	3309	378
9	Merlot	343	Rip Glo	426
9	Merlot	347	Rip Glo	426
9	Merlot	181	Rip Glo	497
10	Merlot	343	3309	426
10	Merlot	347	3309	355
10	Merlot	181	3309	497
11	Merlot	181	101-14	1158
12	Cabernet Franc	214	Rip Glo	923



VINEYARDS CONTINUED

HISTORICAL TONAGE FROM THE LAST 3 YEARS

Year	Tons
2013	33.23
2014	37.81
2015	36.26
2016	18.47

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Annadel Vineyard Varietal Map by Row

Block 1 Cabernet on 420A			
4 Rows	5 Rows	5 Rows	5 Rows
191	341	338	337

Block 2 Cabernet on 101-14			
5 Rows	4 Rows	4 Rows	5 Rows
337	338	341	191

Block 3 Merlot on 420A			
6 Rows	6 Rows	6 Rows	6 Rows
347	343	181	

Block 4 Merlot on 101-14			
5 Rows	5 Rows	9 Rows	
181	347	343	

Block 5 CF on Riparia			
5 Rows	4 Rows		
PV400	C702		

Block 6 Cabernet on Riparia			
5 Rows	5 Rows	4 Rows	4 Rows
337	338	341	191

Block 7 Merlot on 101-14			
6 Rows	5 Rows	7 Rows	
347	343	181	

Block 8 Merlot on 3309			
6 Rows	6 Rows	6 Rows	
343	181	347	

Block 9 Merlot on Riparia			
6 Rows	7 Rows	6 Rows	
343	181	347	

Block 10 Merlot on 3309			
5 Rows	7 Rows	6 Rows	
347	181	343	

Block 11 Merlot on 101-14			
			181

Block 12 Cabernet Franc on Riparia			
			214

UTILITIES | OVERVIEW

WATER

The water supply for the estate is provided by two wells, one onsite and one offsite. The first well, used for agricultural purposes, was drilled and developed to irrigate the 9+ acres of flowers. The second well is located across Highway 12 and is shared with a water use agreement recorded 200600742 that allows a non-exclusive right for use and half interest in the available water with Oakmont and Quail Run. This well is primarily used to fill the house tanks and water is stored in 5,000 and 2,500 gallon tanks on the estate property.

WASTE SYSTEMS

There are three system and tanks and a pump system on the east side of the barn going to the leach field that has been vested for both the five thousand and sixty thousand case permits.

Blackwater waste for the barn, planned tasting room and ADA bathrooms will use the wine waste system.

The main house and guest house are on their own separate septic system and the cottage and tank house have their own individual septic systems.

CLIMATE

Locally known as the "Annadel Gap", this area creates a unique climate for the grapes that are grown here. Located in the far western corner of Sonoma Valley, California, the vineyard provides a gorgeous climate for growing Bordeaux style grapes. The Sonoma Mountains to the west of Annadel Estate Winery help to shelter the estate from the cool and damp Pacific Ocean influence as well as excessive much rainfall. There is cool air that enters the valley and it comes to Sonoma Valley through the Los Carneros Region all the way from San Pablo Bay. Annadel Estate experiences temperatures about 10 degrees cooler than the town of Sonoma to the South, and the nights cool off into the 50's even during the Summer months.



SOILS

The typical soils of the Sonoma Valley, similar to the rest of the county, are varied. The soils found in Annadel Winery's vineyards tend to be gravelly sandy loams with clay loam subsoils and are very well-drained. The diversity in soils within the Sonoma Valley Appellation differentiates the valley from other areas allowing winemakers to produce a wide variety of wines. Soil pits have been dug on both sides of the property, in conjunction with NovaVine, the neighbor to the east, and have found consistant three feet of river loam and a rocky bottom - perfect soils for growing wine grapes.



FLOWER BUSINESS

The Annadel Flower Company has been an operational business for the past 25 years and is still in operation today. It currently has planted 5± acres of beautifully authentic David Austin heirloom roses and hydrangeas. The David Austin roses are sold to wholesale flower marts in San Francisco and throughout the state of California. This unique aspect of Annadel Estate offers consistent commercial income for the property that grosses around \$200,000 per year consistently and while it pays for itself, it also provides the crew needed to attend to the landscaping needs for the winery activities, such as weddings and events.

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WINERY & EVENTS

Annadel Estate Winery is one of the premier destination wedding venues in the nation and has been recognized in wedding magazines, blogs and extensively online. The estate can host up to ten special events on site and an additional six industry events per year. Architecturally pleasing stone walls that remain from the former "Annadel Winery" beautifully frame an outdoor space used for dining and reception area for events. There is also a vast lawn space near the ruins that can be used as well.

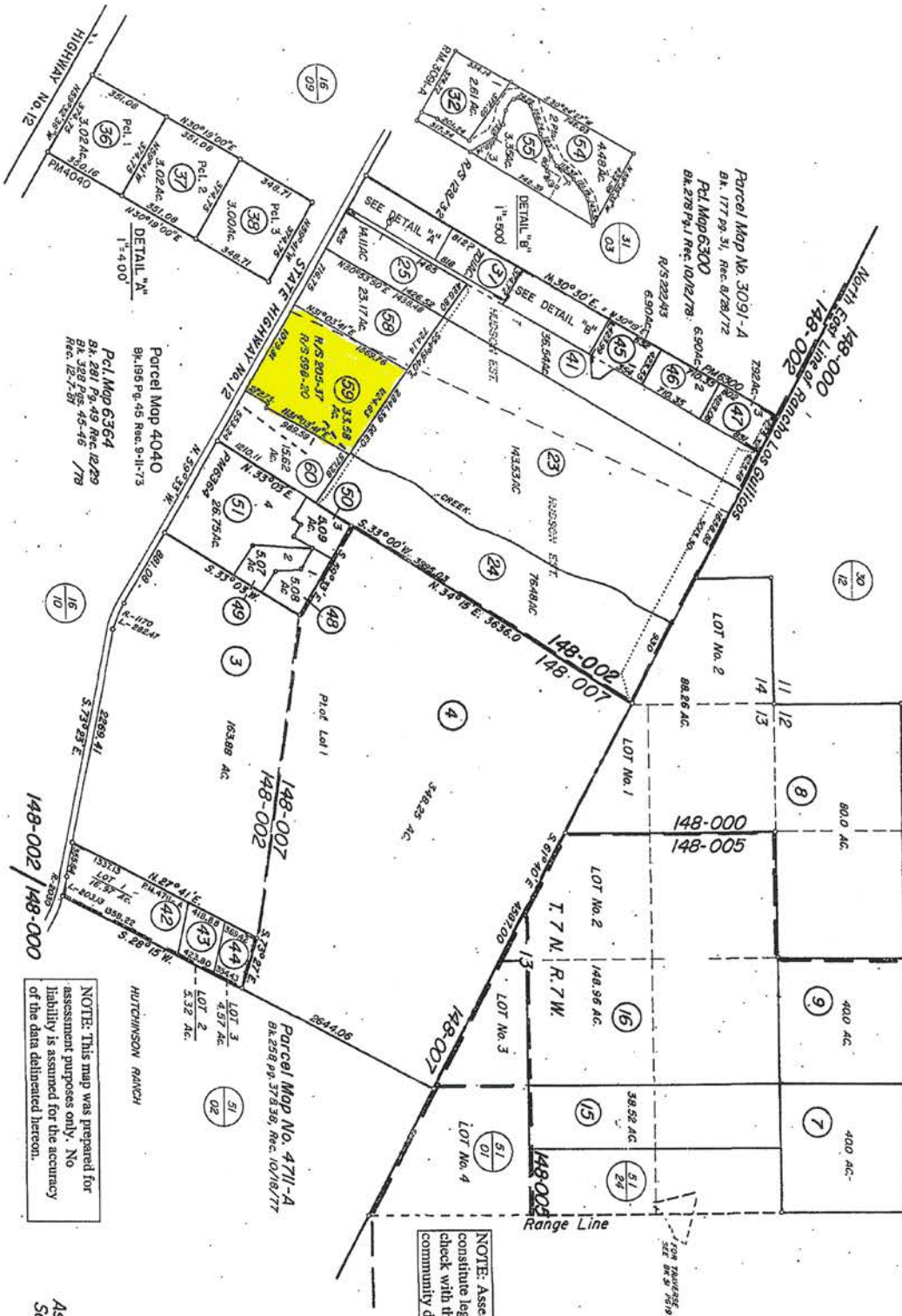
The large, 2,540± square foot barn on the property has been authentically preserved and showcases beautiful natural distressed wood due to decades of Sonoma weather. Positioned behind the ruins of Annadel Winery and fronted by a towering heritage Oak tree, the barn offers an alternate oasis amid the stunning grounds. The barn can be used as a lovely backdrop for wedding photography and has been listed in the top seven barns in Wine Country by 7x7 magazine. Additionally, the barn has been remodeled and can be used for winery production in the rear of the barn and barrel storage inside as well as a meeting area for the winery.



MAPS

ASSESSOR'S PARCEL MAP

APN# 030-110-059



COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA

30-11

148-000
148-002
148-005
148-007

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

NOTE: This map was prepared for assessment purposes only. No liability is assumed for the accuracy of the data delineated hereon.

Assessor's Map Bk 30 Pg 11
Sonoma County, Calif.

Revised:
10-2-73
6-24-75
10-28-77-44
11-9-78-47
2-28-79-51
3-24-80-53 KT
8-24-82-55 BF
12-8-88-57 KT
3-16-00-60 NM
2-6-04-58, 54 NM

Property Aerial MAP

APN# 030-110-059

10/03/2016



1" = 150' ±

MAPPING NOTE

PROPERTY LINES ARE APPROXIMATE
(PROTRACTED FROM ASSESSOR DATA)
AERIAL PHOTO DATE: 2015
CONTOURS INTERPOLATED FROM
GOOGLE EARTH DATA

PROPERTY EXHIBIT
APN 030-110-059 / 6687 Sonoma Hwy



LAND SURVEYORS
632 PETAUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 859-4000



Mark Stevens

BRE# 00971195

c 707.322.2000 | o 707.824.0200

mark.stevens@sothebysrealty.com

estatevineyards.com

707.322.2000

Artisan | **Sotheby's**
INTERNATIONAL REALTY



Holly Bennett

BRE# 00973279

c 707.484.4747 | o 707.935.2500

holly.bennett@sothebyshomes.com

hollybennett.com

707.484.4747

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