



Bergman Euro-National Wine Country Professionals: Vineyards, Estates & Wineries

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Red Hills Appellation Boutique Vineyard Estate with Spectacular Views Overlooking Clear Lake

- | 3.2 +/- Acres Total
- | 2.275 +/- Acres Planted To Premium Cabernet Vineyard (approx. 2,736 vines)
- | 2,600 +/- sq/ft Residence
- | Spectacular Lake Views
- | Professional Landscaping
- | 24 Olive Trees
- | Quiet Neighborhood
- | Outbuilding etc...

If you have ever thought of country living with a premium vineyard and incredible lake views then this is it. Located just 10 minutes from Clear Lake at an elevation of about 1,800 feet above sea level in the Red Hills Appellation of Lake County. This property gives you the ability to enjoy your vineyard in the morning, go boating in the afternoon, and by evening enjoy the soft summer breeze while raising a glass of your own Cabernet while looking over your vineyard and the lake. Does it get any better?

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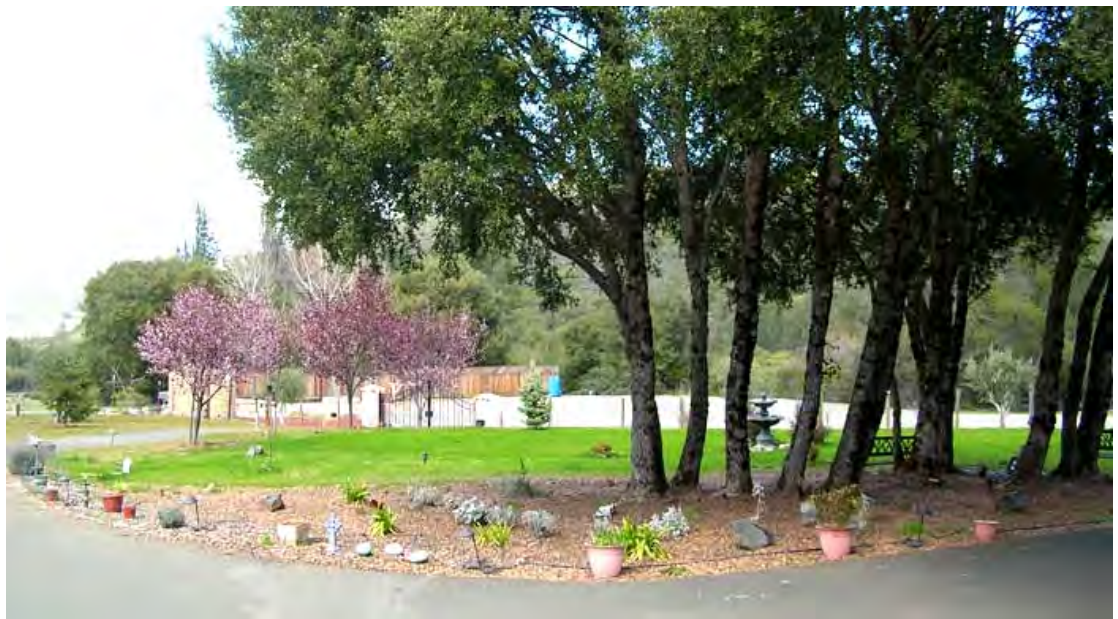
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The residence has been remodeled since it was purchased in 2004. The home consists of approximately 2,600 square feet including a garage. There are four bedrooms, two full baths and one half bath. There is a nice living room dining area as you enter the home from the cozy front porch. From the dining area there is a nice kitchen and great room for those casual evenings and access to the back of the property overlooking the vineyard. Upstairs there are four bedrooms including the master suite with a large bathroom and a deck with incredible views of the lake. Perfect for those intimate moments.



Enter the property through stylish electronic gates and find your self amongst the professional grade landscaping and 24 olive trees that run along the edge of the property. Olive press anyone? There is a well on the property that produces approximately 40 gallons per minute.



The property is located in the Red Hills Appellation of Lake County. Red Hills Appellation is considered one of the highest quality locations in Lake County due to its elevation and distinct soil type. The soil is very rocky and provides for excellent drainage, a good combination for top quality Cabernet. The fruit from this vineyard receives a higher than average price for Lake County and has been included in a well known Napa Valley winery product, Hess North Coast Select. There is the possibility that if one wanted to make their own wine that they could work out a deal with one of the local wineries or if one felt so inspired could pursue making wine on site. In a normal year one could reasonably expect to produce approximately 15 tons. The

vineyard has both drip irrigation and overhead frost protection. The vineyard is partially farmed by the current owner and professional vineyard manager that works primarily in St. Helena.

Vineyard Information

Varietal	Rootstock	Clone	Spacing
Cabernet Sauvignon	3309	7	4 x 6





This is a very unique opportunity to have the best of both worlds, water activities and a premium vineyard. The property is located just a short drive from several charming towns for your daily needs, restaurants and shopping. Call today for an appointment.

Asking \$749,995

 [Printer Friendly Brochure](#)

NOTE: The information contained came from reliable sources. However, Bergman Euro-National does not warrant anything herein. It is advised that the Buyer take the time to complete a thorough due diligence process prior to the close of escrow.

[Vineyard Shoppers Questionnaire](#) | [Sitemap](#)

Bergman Euro-National

Call For More Information 707-887-9822
