

Imagine waking up to this incredible and ever changing peaceful view from your master bedroom bay windows.

This 40-acre offering has several acres of sparsely treed ridgetop, and the remainder of the property is a well managed redwood forest. The setting is a couple miles off of Hwy 128, in the heart of Pinot country.

**Serenity Exemplified** is 40 acres and home with extraordinary views and Redwoods.

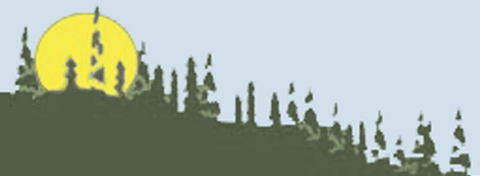
Giant oaks and redwoods protect the home area and give it a cool and inviting setting. The 2-story country home is all redwood with a spacious two car garage.

This view of the home looks over a meadow on the adjacent property, which is also for sale.

\$836,000



# RANCHERIA REALTY



Located in the Heart of Anderson Valley, California

Tim Mathias, Broker 707-272-9280  
Sheri Hansen, Agent 707-272-7248

[www.rancheriarealty.com](http://www.rancheriarealty.com)



### The Redwood Farmhouse

Built in the mid 80's this very pretty redwood home, is a 3 bedroom, 2 bath, of about 1750 sq. ft. Rustic wood beams, quality wood trim, and a quality country feel are things that stand out. Other outstanding features are a lovely wood stairwell and huge bay windows in the living room and master bedroom, which take in some of the most serene pastoral views in the area. A solar hot water system saves on bills and reduces the carbon footprint. The south side patio was designed for and is ideally suited for a solarium. Heating is from a very efficient monitor heater, and water is from a good producing well.



### The Land and The Forest

There are several gentle semi open acres located on the ridgetop, that are useful for additional structures, gardens, orchards, or homestead animals. The majority of the property is northeasterly facing hillside (not real steep) that is covered in Redwood and fir that has been well managed with hardwood and low brush removal. There is a non-industrial timber management plan in place, and select trees were recently removed for income and stand enhancement. There is future income potential from the trees, or potential for a conservation easement. A good road system serves the property.

