

# VILLA TERRA NOVA, SONOMA



- Gated, fenced, 2.24± acres, 2 parcels
- **Includes a 1.12± acre residential development opportunity**
- Public utilities
- Central heat & A/C
- 6,600± sq. ft. of total living space
- 5,300± sq. ft., 5bd/4ba main home
- 765± sq. ft., 1bd/1.5ba guest house
- 550± sq. ft., 4-car garage with writer's studio & terrace above
- State-of-the-art building systems
- Curated gardens, 60 mature oaks, 30 fruit trees & Muscat hobby vineyard
- Multiple entertaining patios
- Approx. 1 hour to San Francisco

Offered at \$3,995,000 | [VillaTerraNova.net](http://VillaTerraNova.net)

**TINA SHONE** / **GROUP**  
*wine country expertise 1980—now*

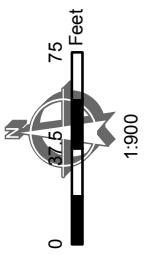
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APN 056-562-011 & -012



Black and White Aerials from April 2000; Color Aerials from 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 purposes only, and is not suitable for parcel-specific decision making. These maps are for general information only. No warranties are made. All parcel data are current as of June 30, 2018.



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# 2013 Aerial

