

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/4.5ba main home
- 765± sq. ft., 1bd/1ba 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 \$3,395,000 | VillaTerraNova.net

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

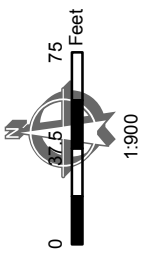
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APN 056-562-011 & -012



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. The data used in this map was derived from the most current available GIS data. GIS studies are required to draw parcel-specific conclusions. Note: Assessor's parcel data are current as of June 30, 2018.



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2013 Aerial