

6855 SANTA ROSA ROAD

Buellton, California 93427

PROPERTY FEATURES



YEAR BUILT

1932

SQUARE FOOTAGE

1,400±

LOT SIZE

38.45±

APN

083-160-005

ZONING

AG-II-40

BED/BATH

3 Bedrooms

1 Full Bathroom

UTILITIES

Well: 3

Propane

PG&E

SoCal Gas

Septic Tanks: 4

VINEYARD

Located in Santa Rita Hills AVA

Planted Acreage: 30.8±

Varietals:

Syrah: 6.1± Acres

Pinot Noir: 24.7± Acres

SCHOOL DISTRICT

Oak Valley Elementary School

Jonata Middle School

Santa Ynez Valley Union High School

VIEWS

Beautiful Mountain and Vineyard Views



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PROPERTY SPECIFICS

PARKING LOT

39 Spaces

WINERY

Built in 1998

Tasting Room with Vaulted Wood Beamed Ceiling and Visitor Area

2 Half Bathrooms

Serving Kitchen

Administrative Offices: 2

Production Room with Fermentation Tanks and Barrel Storage

Laboratory

Equipment Room

Mechanical Room

Storage Rooms

Crushing Pad: 12' x 40'

Permitted 24,000 cases

EXTERIOR AMENITIES

Private Patio

Picnic Area

Steel Building: 1,200 Sq. Ft.

Sheds: 2

EVENTS

Permitted to Host 12 Events Per Year

50 Guests Per Event



Explore the Property

at

www.6855SantaRosa.com

BERKSHIRE HATHAWAY
HOMESERVICES

CALIFORNIA
PROPERTIES

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