



1636 ABRAMSON ROAD

SANTA ROSA, CALIFORNIA

MODERN CRAFTSMAN VINEYARD ESTATE

\$2,499,000

SantaRosaLiving.com



SCAN ME

Hold up your phone's
camera to visit the
property's website.

Discover a private Wine Country retreat in Sonoma County's coveted Russian River Valley AVA. Nestled on 7+ acres, this single-level Craftsman estate was reimaged in 2013 by Harkey Construction. The 2,595± sq ft residence showcases soaring wood-beamed and cedar-lined ceilings, skylights, a wood-burning fireplace, and tumbled marble floors. The chef's kitchen boasts leathered granite, Wolf appliances, Miele refrigeration, custom cabinetry, and a butler's pantry. The serene primary suite features a spa-like bath with dual sinks, makeup vanity, and walk-in shower. Two additional bedrooms, an office nook, and a laundry/mudroom enhance flexibility. Entertain effortlessly in the resort-style yard with expansive patios, pergola, fountain, artificial turf, and Tonga lighting. A fully equipped outdoor barn-kitchen with BBQ, griddle, fridge, sink, TV, heater, and bar seating overlooks the vineyard. Additional highlights include a climate-controlled barn/workshop with loft, gated entry, water filtration systems, two 5,000-gallon storage tanks with fire hose hookup, and ample parking for RVs, boats, and guests. A rare blend of elegance, privacy, and vineyard lifestyle—ideal as a primary home or Wine Country compound.



**COLDWELL
BANKER**

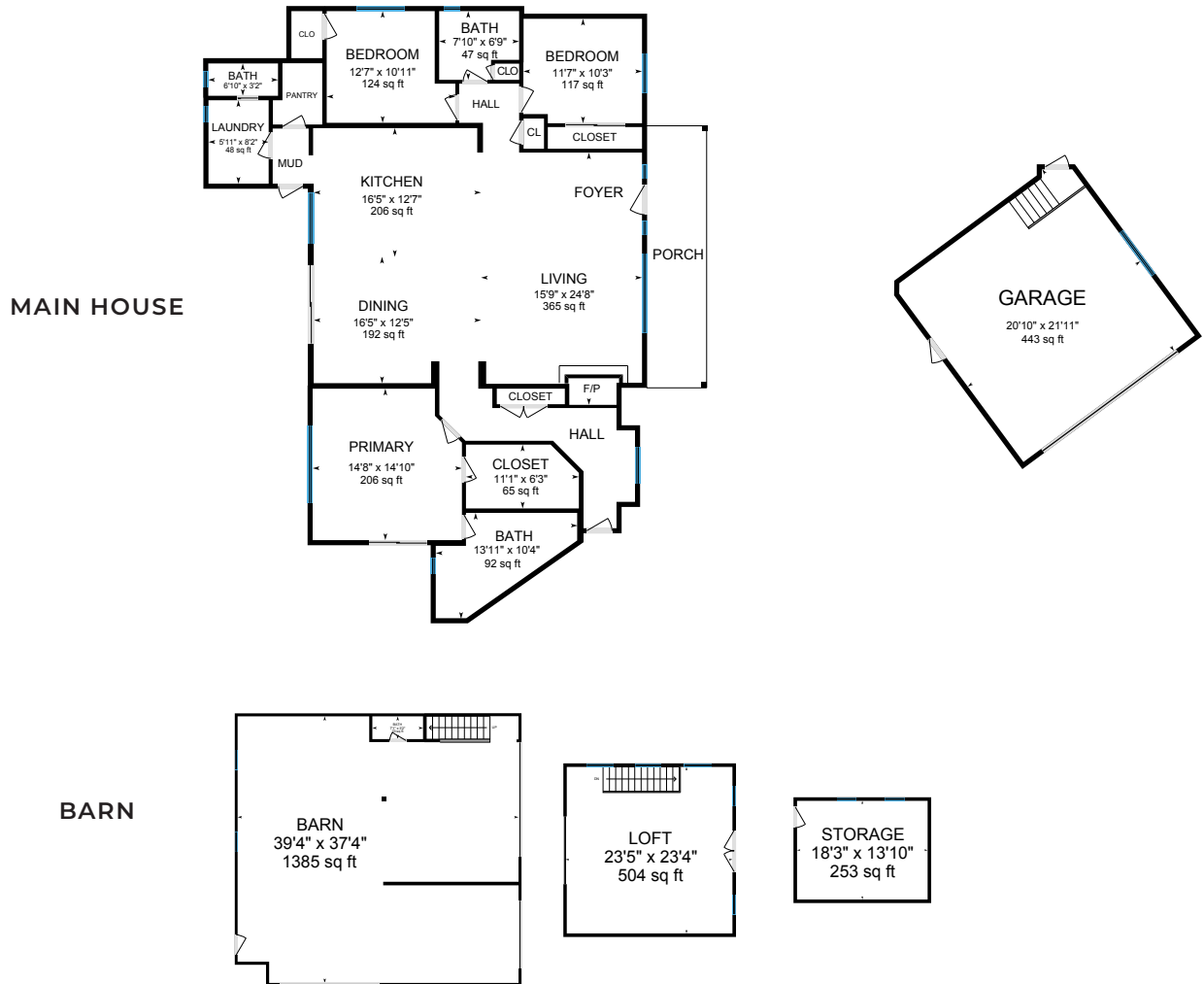
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FLOOR PLAN



This model is for use as a visual tool only. Some measurements are estimates. Therefore, no appraisal value should be inferred.

SPECIFICS



3 Bedrooms



2 Full, 2 Half Bathrooms



2,595 SqFt



7.06 Acre Lot

Interior: Plaster

Exterior: Wood

Fireplace: 1, Wood Burning With Insert

Heat & A/C: Central

Roof: Composition Shingle

Floors: Tumbled Marble Tile, Carpet

Garage Space: 7

Year Built: 1948

2.5% Buyers Brokerage Compensation | Brokerage Compensation not binding unless confirmed by separate agreement among applicable parties.