



# 1626 ABRAMSON ROAD

SANTA ROSA, CALIFORNIA

## WINE COUNTRY RETREAT

\$3,295,000

[WineCountryPerfection.com](http://WineCountryPerfection.com)



### SCAN ME

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

Experience the epitome of Wine Country living at 1626 Abramson Road in Santa Rosa's coveted Russian River Valley AVA. This private gated estate spans 10 acres of rolling vineyards and resort-style amenities designed for relaxation and entertaining. The beautifully remodeled main residence blends modern elegance with timeless warmth, offering light-filled living spaces, a chef's kitchen, three bedrooms, and an elevator. A charming carriage house adds flexibility for guests or extended stays. Outdoors, indulge in a resort-like pool with waterslide, poolside outdoor kitchen, lighted tennis and basketball courts with a courtside bar, and expansive patios with sweeping vineyard views. Perfectly situated near world-class wineries, dining, and the best of Sonoma County, this property offers a rare opportunity to own a turn-key Wine Country compound that truly has it all: luxury, leisure, and lifestyle.



**COLDWELL BANKER**

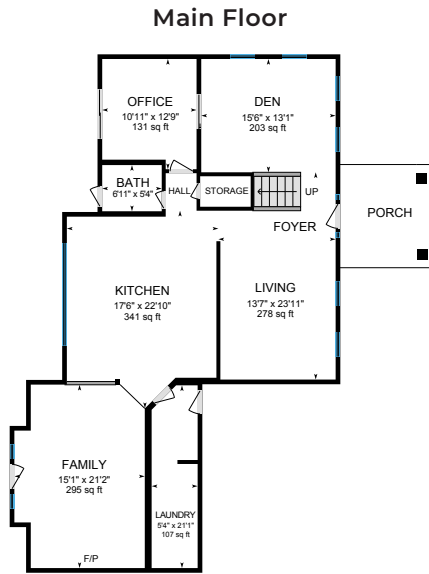
John C. Reid  
707.328.0101 | DRE#01994802  
[TimAllenProperties.com](http://TimAllenProperties.com)  
[Team@TimAllenProperties.com](mailto:Team@TimAllenProperties.com)



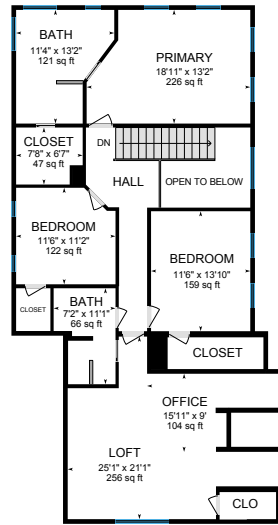
**TIM ALLEN**  
PROPERTIES TEAM

# FLOOR PLAN

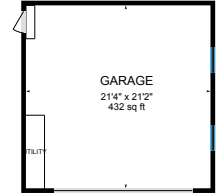
## MAIN HOUSE



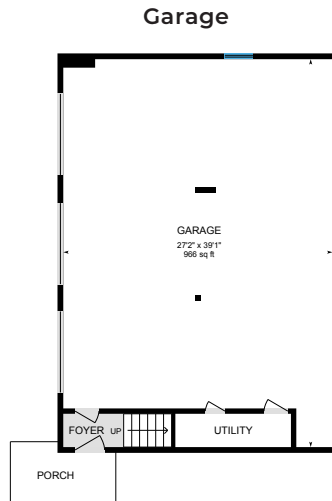
## Upper Level



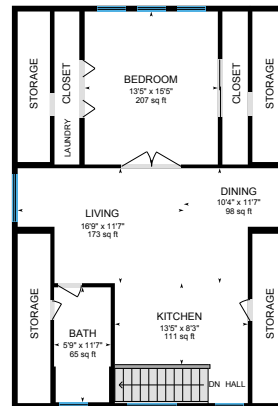
## Garage



## CARRIAGE HOUSE



## Upper Level



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

# SPECIFICS



4 Bedrooms



3 Full, 1 Half Bathrooms



5,910 SqFt



10.14 Acres

Interior: ..... Plaster

Roof: ..... Composition Shingle

Exterior: ..... Wood

Floors: ..... Carpet, Simulated Wood, Tile

Fireplace: ..... 1, Wood Burning With Insert

Garage Space: ..... 5

Heat & A/C: ..... Central

Year Built: ..... 1999

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