



## 1636 ABRAMSON ROAD

SANTA ROSA, CALIFORNIA

### CRAFTSMAN WINE COUNTRY RETREAT

\$2,295,000

[SantaRosaLiving.com](https://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 reimagined 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. 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 a lifestyle ideal as a primary home or Wine Country compound.



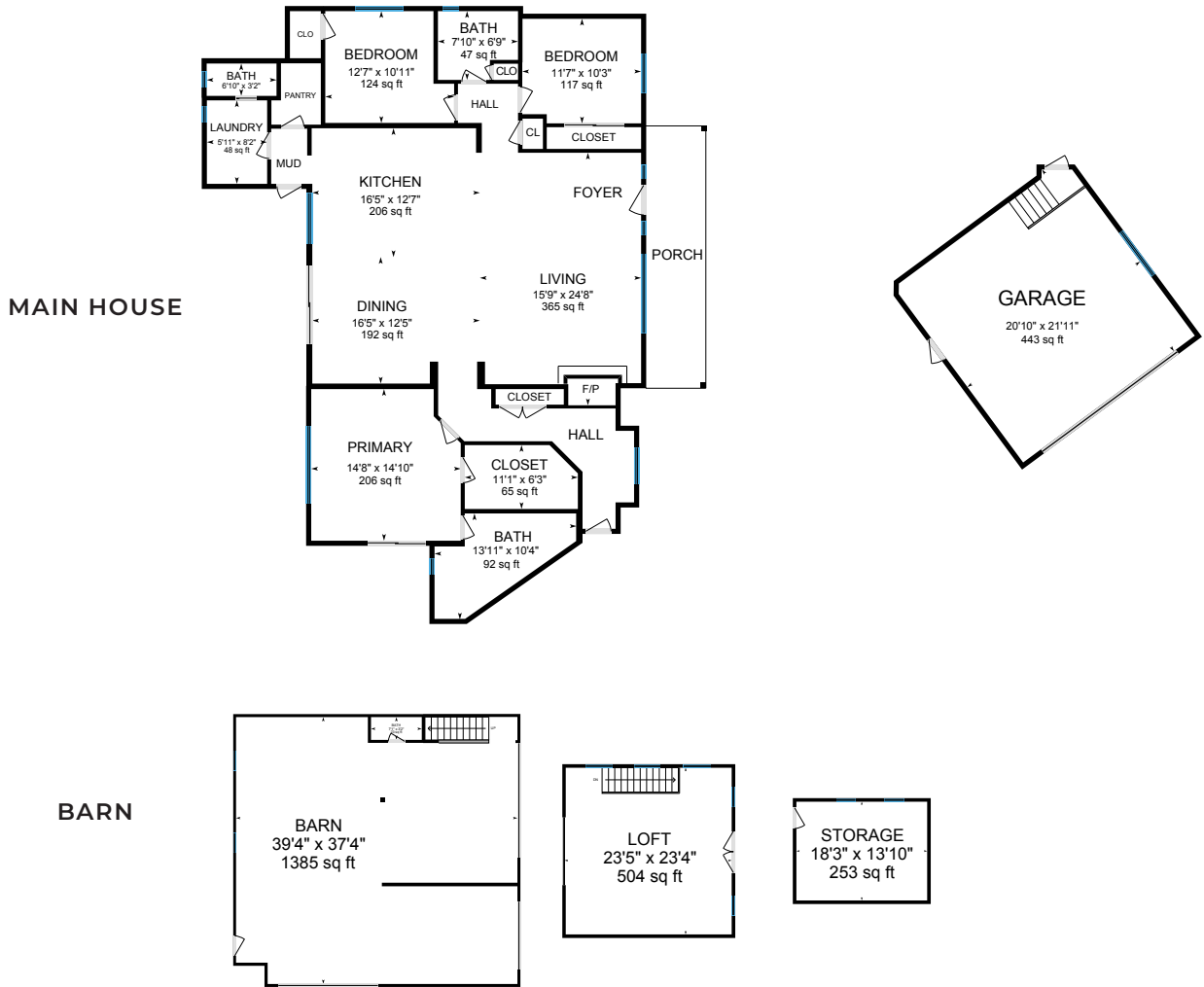
**COLDWELL  
BANKER**

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**TIM ALLEN**  
PROPERTIES TEAM

# 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

Roof: ..... Composition Shingle

Exterior: ..... Wood

Floors: ..... Tumbled Marble Tile, Carpet

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

Garage Space: ..... 7

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

Year Built: ..... 1948

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