



1626 & 1636 ABRAMSON ROAD

SANTA ROSA, CALIFORNIA

INCREDIBLE WINE COUNTRY COMPOUND

\$5,295,000

WineCountryCompound.com



SCAN ME

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

Discover two adjacent estates at 1626 & 1636 Abramson Road, offering luxury living in the heart of the Russian River Valley AVA. Set on 17.2 acres, this gated compound provides exceptional versatility with replant permits for 10 years, ideal for future vineyard development, equestrian use, or expansion. The property currently includes 1.8 acres of Syrah vines. The main residence, remodeled in 2023, features light-filled living spaces, a chef's kitchen, home office, elevator, and personal salon. A separate carriage house offers a full kitchen and 1BR/1BA above a 3-car garage. Resort-style amenities include a pool with waterslide, spa, outdoor kitchen, and lighted tennis and basketball courts. The neighboring estate, rebuilt in 2013, includes a gourmet kitchen with Wolf and Miele appliances, vaulted ceilings, and a luxurious primary suite, plus extensive outdoor living areas. Additional highlights: barn/workshop with loft, multiple wells with filtration, and beautifully maintained grounds. Close to world-class wineries and dining, this rare compound is ideal for multi-generational living, vineyard pursuits, or a private Wine Country retreat.



**COLDWELL
BANKER**

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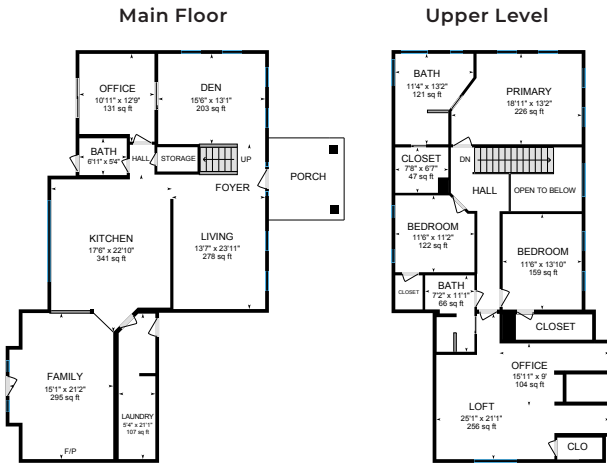


TIM ALLEN
PROPERTIES TEAM

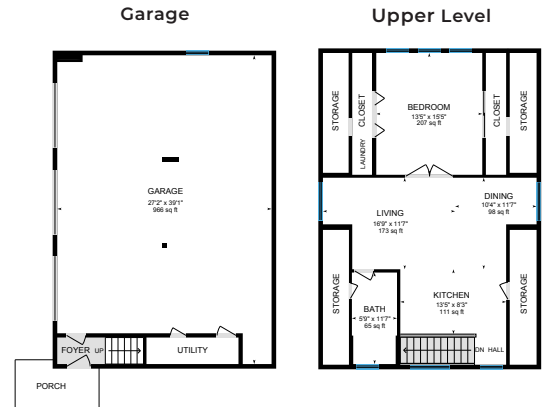
FLOOR PLANS

1626 ABRAMSON

MAIN HOUSE

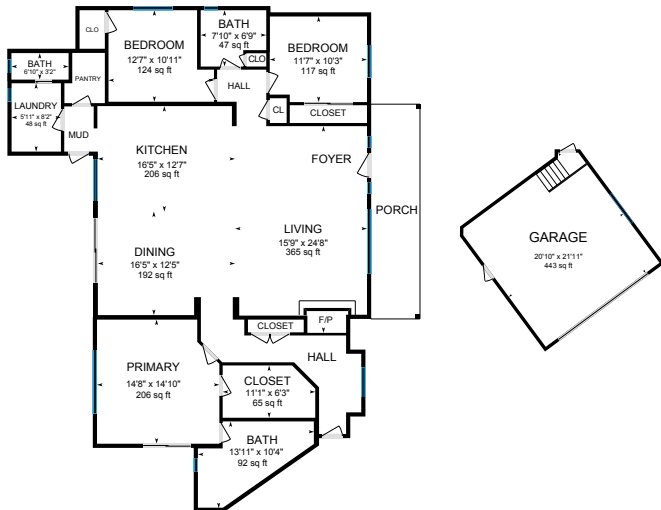


CARRIAGE HOUSE

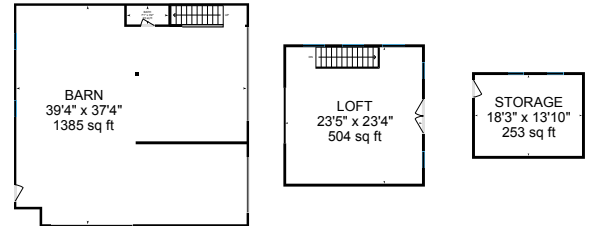


1636 ABRAMSON

MAIN HOUSE



BARN



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

SPECIFICS



7 Bedrooms



5 Full, 3 Half Bathrooms



8,505 SqFt



17.2 Acres

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