



PHILO | CA

975 HWY 128

Presented by
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PHILO

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Offered at \$1,595,000

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A Natural Utopia

Positioned on the northern fringes of Anderson Valley, where Redwoods mingle with Oak Savannah in a coastally influenced temperate climate, a tranquil existence awaits. Sited at slight elevation above the valley floor, views are expansive to the south, capturing a picturesque landscape in the valley below. The approximately 40 acres offering features gentle topography, with a perfect balance of open ground and Redwood Forest. Improved with three dwellings, consisting of the View Cottage, the Ship house and the Caretaker's Cottage, all the makings of a family compound are present. Each dwelling is architecturally unique, delivering a high level of character and quality. An estate build site with commanding views is ready for development with all infrastructure in place. The land is fenced and cross fenced, with several pasture areas. Extensive orchards and gardens, steeped in permaculture practices, provide an endless bounty year-round. Towering Redwoods shade a 20-stall equestrian facility, large barn and shop. A sizable riding arena, pond, multiple wells, grid-tied solar and solid infrastructure round out this incredible offering. Dare to be amazed by this incredible offering.

While information in this Memorandum has been obtained from reliable sources, it is not guaranteed to be accurate or complete. Prospective Parties are encouraged to investigate all information and details contained within for accuracy.



The View Cottage

Nestled at the ridge's end overlooking the pastoral landscape of Anderson Valley, the View Cottage is comprised of 1,200 Sq. Ft. of open and spacious living area. Enchanting views from the front deck will leave you mesmerized.





The Ship House

The architectural attraction of the property, The Ship house mirrors the hull of a ship, flipped upside down. The dwelling includes approximately 1,000 Sq. Ft. of living space on the second level with decking and outdoor soaking tub. The lower level is an open 1,000 Sq. Ft. creative space which could be converted to living space or further utilized as a workshop, art studio and more.



Caretaker’s Cottage

Attached to the shop, the Caretaker's Cottage includes one bedroom and one bath with a cozy kitchen as well. The main livings space totals approximately 500 Sq. Ft. The front entrance opens to expansive decking with cooling shade from towering Redwoods. Within a short distance from the Caretaker's Cabin, is a detached one-bedroom studio, of approximately 280 Sq. Ft., ideal for guests. Close proximity to the stables and privacy from the other two dwellings make this an ideal living space for an onsite caretaker or rental.



CARETAKER'S CABIN





Stables & Equestrian Infrastructure





Equestrian Ready

Developed with intention, the property features extensive equestrian improvements. Beginning with the professional stables, which total 20 stalls and were imported unused from the 1984 Summer Olympics, the site is well appointed. A large redwood barn is perfect for feed storage. The nearby shop also doubles as a potential tack room. Gorgeous pasture areas are fenced and cross fenced, and finally, an incredible riding arena rests at the upper elevations with incredible views and potential views of the valley below.

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Organic Gardens & Orchards

Years of thought and consideration have gone into developing multiple gardens and orchards throughout the land. Cultivated with organic and permaculture practices, the gardens and orchards are well established and primed for year-round production. The current stewards of the land have invested great time and energy in ensuring the next owner will reap the benefits of mature and productive orchards and well-conditioned soils.

Orchard Tree Varietals:

- Apples
- Pears
- Asian Pears
- Apricots
- Peaches
- Plums
- Cherries
- Figs
- Persimmons
- Mulberries
- Hardy Kiwi
- Loquats
- Feijoa (also known as Pineapple Guava)
- Table grapes
- Raspberries
- Olives
- Hazelnuts
- Walnuts
- Chestnuts
- lemons

Estate Home Site

Privately located near the western boundary of the property, an incomparable homesite has been created and is ready to build on. Positioned to capture commanding valley views while maintaining privacy from the other dwellings on the property, little is left to complete in terms of infrastructure. The tiered site has power, water, and septic in place. Development costs in today's economy make the existing improvements invaluable to those looking to create their own Wine Country compound.



ESTATE BUILD SITE





Property Details

Specifics:

- 975 Highway 128, Philo, CA 95466
- Assessor Parcel Number 026-030-40-00
- 40 Deeded Acres
- TP (Timber Production) Zoning

Utilities & Infrastructure:

- 4 Wells on property.
 - I. Ag well servicing all gardens and orchards
 - II. Domestic well servicing Ship House and Caretaker' Cabin with 5,000 gallons of storage and water treatment system.
 - III. Domestic well servicing View Cottage and Stables with 5,000 gallons of storage at View Cottage and 5,000 gallons of storage at Stables. This well is also plumbed to the building site.
 - IV. Back up well, plumbed for use, but not currently in use.
- 3 septic Systems on property.
 - I. System which services the Ship House
 - II. System which services Caretaker's Cottage (existing septic prior to current owner)
 - III. System servicing View Cottage and Build Site
- 2 PG&E power services
 - I. One 200-amp service supplies power to Ship House and includes grid-tied solar system with back-up lithium-ion batteries. Solar offsets energy costs for this power service
 - II. One 200-amp service supplies power to all other improvements on the property
- Pond with water delivery system which is plumbed to service the gardens and orchards on the property as needed.
- Starlink Internet
- 3 Propane Tanks (leased)

Aerial Map



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