

SONOMA'S PREMIER WINE COUNTRY ESTATE



1420 GROVE STREET, SONOMA

\$6,500,000 | [SONOMAESTATE.NET](https://sonomaestate.net)

LUXURY REAL ESTATE

SHONE GROUP

SINCE 1980

PROPERTY DESCRIPTION



Nestled on approximately 4.52± acres in one of Sonoma's most private and prestigious enclaves, 1420 Grove Street is just minutes from the historic Sonoma Plaza and exclusive Sonoma Golf Club. This rare estate blends custom design, resort-style amenities, and curated natural beauty. Surrounded by vineyard rows, heritage oaks, and mature olive trees, the property captures the essence of elevated Wine Country living, just one hour from San Francisco.

A graceful approach lined with vineyard and olive trees leads to the entrance, setting the tone within. The architecture balances modern farmhouse charm with classic sophistication and a wraparound porch that invites outdoor living. Expansive glass windows and doors frame views of gardens, vineyards, and distant peaks.

The home lives primarily on one level and centers around a dramatic great room with open-beamed ceilings and a stone fireplace. The adjacent chef's kitchen features a Viking range, double ovens, Sub-Zero refrigeration, dual dishwashers, marble countertops, a large island, and walk-in pantry. Additional living spaces include a formal dining room, living room with fireplace, and a bar room. Each guest bedroom suite offers a spa-like bath and walk-in closet. The privately situated primary suite includes a sitting area, fireplace, soaking tub, walk-in shower, study, and large owner's closet.

The 2± acre vineyard, planted to Grenache and Cinsault, is supported by a rolling contract with Anaba Vineyard. The west-facing orientation captures golden-hour light and views of the Sonoma Mountain range. The resort-style grounds include a saltwater pool and spa, limestone patios, two rose-covered arbors, a dry sauna, outdoor shower, and raised steel vegetable and herb beds. Within the vineyard, a vine-draped dining trellis creates a magical setting for gatherings, dinners here feel transported to Tuscany.

A 3,500± sq. ft. barn adds versatility, offering a gym, climate-controlled flex space with bathroom and storage. Ideal as a guest house, studio, ADU conversion, or event space. A detached three-car garage includes storage and an EV charger, while ample parking supports larger gatherings. Modern systems enhance comfort and security: solar system, backup generator, two 500-gallon propane tanks, new water systems, upgraded electrical, multi-zone HVAC, Lutron lighting, Sonos sound, whole-property WiFi, and integrated irrigation and drainage, including a seasonal natural rock creek. Dual gated entries and full fencing ensure privacy and security. Elegant, private, and thoughtfully designed, 1420 Grove Street is a fully realized Wine Country retreat where architecture, landscape, and lifestyle come together in harmony. For those seeking a turnkey experience, curated furnishings and designer pieces may be purchased separately.



PROPERTY FEATURES LIST

Property Highlights

- 4.52± acre gated estate in one of Sonoma's most private and prestigious enclaves
- Approximately 2± acre vineyard planted with Grenache and Cinsault (2,800 vines). Three year "rolling" contract with Anaba vineyard
- Panoramic views of the Sonoma Mountain range and surrounding vineyards
- West-facing orientation capturing golden-hour light and stunning sunsets
- 3,500± sq. ft. barn with fully equipped gym, climate-controlled flex space with full bathroom, and ample finished storage
- Detached 3-car garage with generous storage capacity
- Fully fenced with two gated entrances, including a secondary service gate
- Olive tree-lined driveway with 47-year-old, hand-selected trees
- Natural rock creek feature flowing the length of the property
- Minutes to Sonoma Golf Club and the historic Sonoma Plaza
- Just one hour from San Francisco

Main Residence

- 4 bedrooms, 4 full bathroom and 2 half baths
- Timeless modern farmhouse architecture with wraparound porch and deep overhangs
- Primarily single-level layout with a luxurious, private upper-level primary suite
- Nearly every window frames curated views of vineyards, gardens, or distant peaks
- Vaulted great room with open-beamed ceilings and grand stone fireplace
- Chef's kitchen with Viking range, double ovens, Sub-Zero refrigerator, dual dishwashers, marble counters, large dining island, and walk-in pantry
- Elegant formal dining room and refined formal living room with fireplace
- Casual dining area and bar room with wine fridge
- All 3 first level bedrooms are en suite with large walk-in closets. Primary Suite has a large tub, walk-in shower, large "owners" closet and an adjacent study
- Multi-zone (3) HVAC for comfort and efficiency
- Lutron lighting system throughout, including all exterior lighting
- LED lighting, upgraded WiFi with full-property coverage
- Integrated Sonos sound system inside and out

Barn

- 3,500± sq. ft. barn with a large central space and full system integration
- Fully equipped gym with a TV and a private yoga/meditation deck outside
- Climate-controlled flex space (office/bedroom) with full bathroom
- Ideal for creative studio, entertaining, or private events
- Ample finished storage, workroom and multifunctional spaces
- Recently painted outside with upgraded WiFi

Outdoor Living

- Professionally designed landscaping by renowned designer Michael Yandle
- Resort-style saltwater pool and spa with limestone patios
- Free standing Finnish (dry) sauna
- Vine-draped dining trellis set within the vineyard—perfect for alfresco entertaining
- Two rose-covered arbors and shaded outdoor dining areas
- Dry sauna and outdoor shower for spa-inspired relaxation
- Steel-framed raised vegetable and herb garden enclosed with a charming white fence
- Multiple outdoor lounging and entertaining areas throughout the property
- Seamlessly graded and leveled yard for optimal usability and visual appeal

Infrastructure & Systems

- 72-panel solar array mounted on the barn with connection to the main house panel in the garage
- 22kW Generac whole-property backup generator
- Two 500-gallon propane tanks—both buried
- Detached 3-car garage with generous storage capacity and a 220V charger
- Fully upgraded electrical and communication systems
- New water pressure pumps at well and house
- Extensive drainage and integrated irrigation infrastructure
- Whole-property WiFi coverage and discreet utility enclosures
- Chip-sealed driveway with realigned and regraded approach

Turnkey Offering

- Can be offered fully furnished with curated, high-end designer furnishings and accessories
- A rare opportunity to acquire a move-in-ready, world-class estate in the heart of Sonoma Valley



Location

- Downtown Sonoma Plaza: ~3 miles; historic square with shops, restaurants, tasting rooms, and vibrant community events
- Napa Valley: ~14 miles / 20-25 minutes to world-famous wineries and dining
- San Francisco: ~44 miles / about 1 hour for culture, arts, and entertainment
- Sonoma Coast: ~30-40 minutes to Bodega Bay, Goat Rock Beach, Jenner, and scenic Highway 1 coastal drives
- Air Travel: ~30 minutes to Charles M. Schulz-Sonoma County Airport; ~1 hour to San Francisco International

Local Highlights

- Wine Country Living: Surrounded by acclaimed wineries, vineyard tours, and tasting rooms
- Culinary Experiences: Michelin-recognized restaurants, farm-to-table dining, weekly farmers' markets, and artisan producers
- Outdoor Recreation: Jack London State Historic Park, Sugarloaf Ridge, and Armstrong Redwoods for hiking, horseback riding, and stargazing
- Wellness & Leisure: World-class spas, yoga retreats, golf courses, and boutique resorts
- Family & Community: Highly rated schools, parades, concerts, seasonal festivals, and local farmer events

Sonoma County & Beyond

- Russian River: Kayaking, canoeing, and summertime river recreation
- Sonoma Coast State Park: 17 miles of protected beaches, dramatic bluffs, and marine wildlife
- Wine & Cheese Trails: Explore artisan creameries, olive oil producers, and farm tours across the county
- Arts & Culture: Art galleries, music festivals, historic sites, and annual wine and film festivals



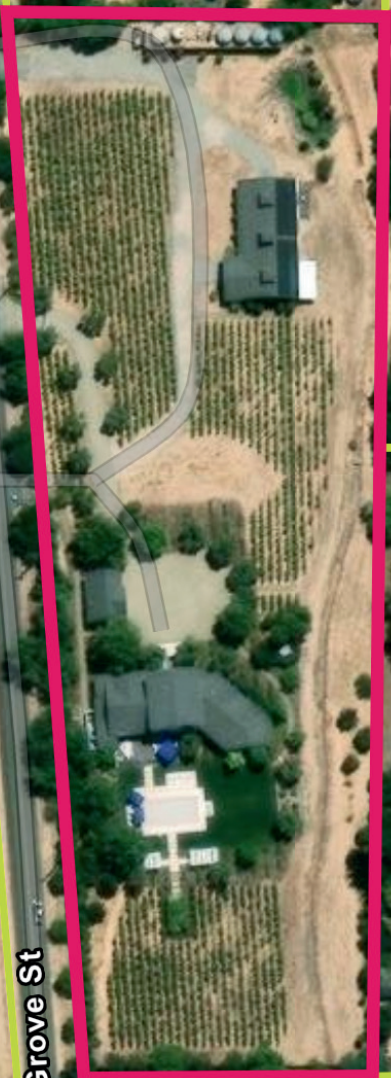




Grove St

Grove St

Wyatt Rd



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