



5.25
± ACRES

EASTSIDE SONOMA VIEW PARCEL

3355 Wood Valley Road, Sonoma

Barn

\$1,200,000

Arena

Rare east side Sonoma building parcel with a cleared view building site, almost 360' wine country views. Installed 20± gpm well and electricity, 3-bedroom vested septic design. The land has a newer 4-stall barn, an arena, hay storage, 3 corrals; also two storage containers currently a tack room and storage. A gated entry accesses the fenced 5.25± acres with native oaks and a charming seasonal stream. Highly desirable location with a serene country feel just minutes to downtown Sonoma, 1+ hour to San Francisco.

**Horse
Corrals**

**Hay
Storage**

EastSonomaLand.com

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wine country expertise 1980-now

Sotheby's
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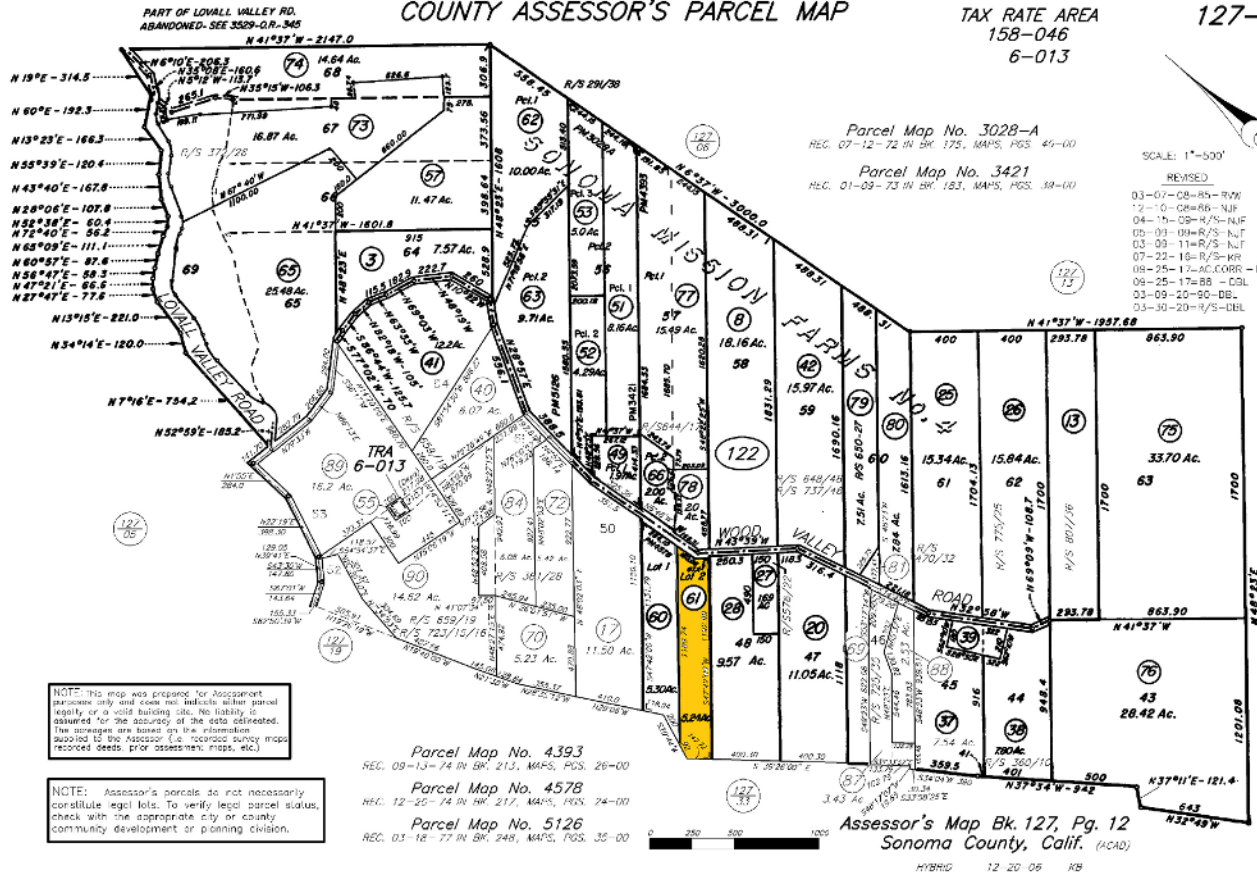
Sotheby's International Realty - Wine Country – Sonoma Brokerage

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COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
158-046
6-013

127-12



NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel equity or a valid building site. No liability is assumed for the accuracy of the data delineated. The drawings are based on the information provided to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily correlate legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Parcel Map No. 4393
REC. 09-13-74 IN BK. 213, MAPS, PGS. 26-00

Parcel Map No. 4578
REC. 12-25-74 IN BK. 217, MAPS, PGS. 74-00

Parcel Map No. 5126
REC. 03-16-77 IN BK. 246, MAPS, PGS. 35-00

Parcel Map No. 3028-A
REC. 07-12-72 IN BK. 175, MAPS, PGS. 49-00

Parcel Map No. 3421
REC. 01-09-73 IN BK. 183, MAPS, PGS. 38-00

SCALE: 1"=500'
REVISED
03-07-08-R5-RW
12-01-08-R6-RW
04-11-09-R7-RW
05-01-09-R8-RW
03-03-11-R9-RW
07-22-15-R10-RW
08-25-17-AC-CORR - DBL
09-25-17-88 - DBL
03-09-20-90-DBL
03-30-20-R/S-DBL

Assessor's Map Bk. 127, Pg. 12
Sonoma County, Calif. (ACAD)

HYBRID 12 20 05 RB

3355 Wood Valley Rd, Sonoma, CA 95476

N Active

\$1,200,000



[Additional Pictures](#) | [Virtual Media](#)

MLS #	323904843	List Price:	\$1,200,000
Subtype:	Residential Acreage	Original Price:	\$1,200,000
Number of Lots:	1	Sold Price:	
Approximate SqFt:	228254.00 SqFt	Price per Acre:	\$229,008
Source:	(Assessor Auto-Fill)	List Date:	08/21/23
Approximate Acres:	5.2400 Acres	DOM/CDOM:	5/5
House on Lot:		On-Market:	09/08/23
APN:	127-122-061-000	Closed:	
Area:	Sonoma	Contingent:	
Curent Use:	Horses	Pending:	
Zoned For:	Residential	Unit/Block/Lot:	
Possible Use:	Livestock,Orchard,Residential,Vin	Lot Dimensions:	

Public Remarks: Rare east side Sonoma building parcel with a cleared view building site, almost 360' wine country views. Installed 20+- gpm well and electricity, 3-bedroom vested septic design. The land has a newer 4-stall barn, an arena, hay storage, 3 corrals; also two storage containers currently a tack room and storage. A gated entry accesses the fenced 5.25+- acres with native oaks and a charming seasonal stream. Highly desirable location with a serene country feel just minutes to downtown Sonoma, 1+ hour to San Francisco.

Property Features:

Association:	No	Association Fee:	\$0
Assoc. Fee Include:		Association Name:	
Association Phone:		Bond/Assess/Tax:	
Broker Co-op:	2.5	Community Feats:	
County Xfer Tax Rate:	0.00	Crops:	
Current Use:	Horses	Dev. Status:	Finished Lot(s)
Distance to Electric:		Dist. to Gas:	
Dist. to Phone Line:		Dist. to Sewer:	
Dist. to Water:		Electric:	Electric Available
Fencing:	Cross Fenced,Horse Fencing	Frontage Type:	
Height Limit:		Horse Property:	Yes, 1-4 Stalls,Arena,Barn,Hay Storage,Pasture
Income Includes:		Irrigation:	
Lot Features:	Other	Number of Lots:	1
Other Equipment:		Other Structures:	Barn w/Electricity,Barn w/Water,Corral(s),Stable(s)
Perc Test/Septic Design:	3 Bedroom,Vested System	Possible Use:	Livestock,Orchard,Residential,Vineyard
Road Frontage:		Road Responsibility:	
Road Surface:		Sewer:	Septic Available
Soil:		Special Zones:	
Topography:	Hilltop,Level,Trees	Total Parking Spots:	10
Unit/Block/Lot:		Utilities:	Water Connected,Other
Vegetation:		View Description:	Downtown,Hills,Mountains,Valley
Water Source:	Private Well	Well GPM:	
Zoning:	Residential		

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