



10
BEDROOMS

GLEN ELLEN HIDEAWAY

840-845 Horn Avenue, Glen Ellen, CA, 95442

SHONE GROUP / REAL ESTATE
wine country expertise 1980–now

8
FULL BATHROOMS

\$3,895,000

Compound or development opportunity off a hidden, downtown Glen Ellen lane. Location Location Location. 10+- acres, 4 parcels, public water and sewer, 2 blocks to town, adjoins Sonoma Valley Regional Park open space with trails for hiking, biking and riding. Multiple homes (6 total), gorgeous Sonoma Mountain views just around the corner from town center grocery stores, public transportation, post office, parks, a Michelin rated restaurant, the local pub and an authentic French bakery. Multiple possibilities on this rare in-town country acreage with room for multiple residences, vines or orchards, horses. Large outbuildings for cars/equipment storage, shops, studios. Multiple possibilities to create of your wine country sanctuary.

10.04±
ACRE(S)

ShoneGroup.com

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Sotheby's International Realty - Wine Country – Sonoma Brokerage

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Residential Client One-Page Report

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840-845 Horn Ave, Glen Ellen, CA 95442-9332

Active

\$3,895,000



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

MLS #	323040428	List Price:	\$3,895,000
Beds:	10	Original Price:	\$3,895,000
Baths (F/P):	8(8/0)	Sold Price:	
Approximate SqFt:		Price per SqFt:	
SqFt Source:	Against Co. Policy	List Date:	
Lot Size:	10.0400 ac	DOM/CDOM:	
Year Built:		On-Market:	3
APN:	054-270-015-000	Closed:	
Unit/Block/Lot:		Contingent:	
Zoning:		Pending:	
Subtype / Description:	3+ Houses on Lot		/ Detached

Public Remarks: Compound or development opportunity off a hidden, downtown Glen Ellen lane. Location Location Location. 10+- acres, 4 parcels, public water and sewer, 2 blocks to town, adjoins Sonoma Valley Regional Park open space with trails for hiking, biking and riding. Multiple homes (6 total), gorgeous Sonoma Mountain views just around the corner from town center grocery stores, public transportation, post office, parks, a Michelin rated restaurant, the local pub and an authentic French bakery. Multiple possibilities on this rare in-town country acreage with room for multiple residences, vines or orchards, horses. Large outbuildings for cars/equipment storage, shops, studios. Multiple possibilities to create of your wine country sanctuary. Also listed in Res. Income MLS# 323042692.

Property Features:

Appliances:	Dishwasher,Double Oven,Hood Over Range	Basement:	
Bathroom Feat:	Tub w/Shower Over	Broker Co-op:	2.5
Construction:	Wood Siding	Cooling:	None
County:	Sonoma	Dining Room:	Dining/Living Combo
Exterior:		Fireplace(s):	0,
Flooring:	Carpet,Concrete,Linoleum,Tile	Foundation:	Concrete
Garage Space(s):	8	Heating:	Central,Gas,Wall Furnace
Kitchen Features:	Breakfast Area,Island w/Sink,Laminate Counter	Laundry:	Inside Room
Lot Features:	See Remarks	Main Level Rooms:	Bedroom(s),Dining Room,Full Bath (s),Kitchen,Living Room,Primary Bedroom,Street Entrance
Master Bath Feat:	Tile,Tub w/Shower Over	Parking Features:	Boat Storage,Covered,Detached,Enclosed,Guest Parking Available,RV Garage Detached,RV Possible,Uncovered Parking Spaces 2+
Patio & Porch Feat:	Covered Deck,Uncovered Patio	Property Condition:	Fixer,Original
Pool Type(s):	Yes, Other	Roofing:	Composition
Security Features:		Senior:	No
Spa/HotTub:	No,	Stories:	1
Style:	Traditional	Upper Level Rooms:	
Views:	Garden/Greenbelt,Hills,Mountains,Park,Pasture,Woods	Window Features:	

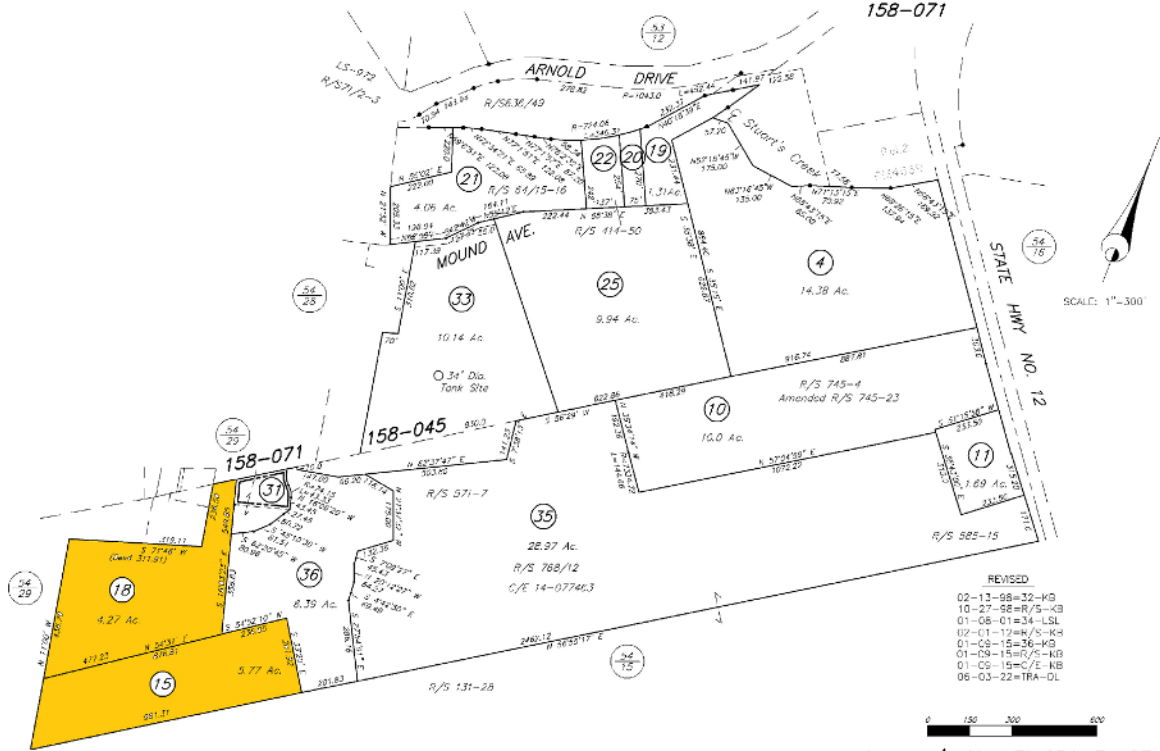
Presented by: Tina Shone CA DRE License #00787338, 707-933-1515
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COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
158-045
158-071

54-27



NOTE: This map was prepared for the Sonoma County Assessor for assessment purposes only and does not indicate parcel legality or valid building sites. To verify legal parcel status check with your city or county development or planning division. No liability is assumed for the accuracy of the data displayed.

- REVISED
- 02-13-98=32-KB
 - 10-27-98=R/S-KB
 - 01-08-01=34-LSL
 - 02-01-12=H/S-KB
 - 01-08-15=36-KB
 - 01-09-15=H/S-KB
 - 01-05-19=C/E-KB
 - 06-03-22=TRA-DL



Assessor's Map Bk. 054, Pg. 27
Sonoma County, Calif. (ACAD)

KEY 2-1-12 KB