



1
BEDROOMS

OUTDOOR ENTERTAINING PARADISE

4255 Warm Springs Rd, Glen Ellen, CA

\$1,490,000

SHONE GROUP / REAL ESTATE
wine country expertise 1980-now

1.5
BATHROOMS

1
± ACRE(S)

Nestled just beyond the historic Glen Ellen village where the Sonoma and Graham creeks converge, lies an outdoor entertaining paradise known as the Confluence. Enchanting trees, a hobby Syrah vineyard, raised bed gardens, fruit trees and beautiful, mature landscape encompass this 1± acre property creating a parklike setting surrounded by nature. The Confluence offers a charming, remodeled home, a detached studio and a generous 3-car garage with EV charging station and workshop space. The enclave is within a fully fenced perimeter, complete with an automatic gate for added privacy and security.

The remodeled 1bd/1.5ba home enjoys serene views in all directions and plenty of room for guests thanks to the bonus room, office and detached studio. Natural light fills the open concept living spaces providing picturesque, creek outlooks. The generous primary suite boasts an oversized closet and a full bath featuring dual vanity sinks and sleek quartz countertops.

Stepping outdoors, luxurious Turkish marble patios enhance the home and sparkling pool; a short stroll leads to the lighted bocce court with authentic oyster shell finish for some fun-filled competition.

The installed state-of-the-art 5-bedroom septic system and additionally installed infrastructure presents a golden opportunity to further develop the home and allows for the possibility of adding a guest house or ADU.

This property rests at the base of Sonoma Mountain and offers an inviting, natural setting amidst majestic trees just down the lane to the historic town of Glen Ellen in the heart of wine country's Sonoma Valley. This escape is minutes to multiple public parks, wine country towns and just 1± hour to San Francisco.

4255WarmSpringsRoad.com

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4255 Warm Springs Rd, Glen Ellen, CA 95442-8748

N Active

\$1,490,000



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

MLS #	324014907	List Price:	\$1,490,000
Beds:	1	Original Price:	\$1,490,000
Baths (F/P):	2(1/1)	Sold Price:	
Approximate SqFt:	944 SqFt	Price per SqFt:	\$1,578.39
SqFt Source:	Assessor Auto-Fill	List Date:	
Lot Size:	1.0000 ac	DOM/CDOM:	
Year Built:	1940	On-Market:	
APN:	054-200-037-000	Closed:	
Unit/Block/Lot:		Contingent:	
Zoning:		Pending:	
Subtype / Description:	Single Family Residence		/ Detached

Public Remarks: Nestled in historic Glen Ellen where the Sonoma and Graham creeks converge, lies an outdoor entertaining paradise known as the Confluence. Enchanting trees, a hobby Syrah vineyard, raised garden beds, fruit trees and beautiful, mature landscape encompass this 1+- acre property creating a parklike setting surrounded by nature. The Confluence offers a remodeled home, detached studio and 3-car garage with EV charging and workshop. The enclave is fully fenced with an automatic gate for added privacy and security. The remodeled 1bd/1.5ba home enjoys serene views and room for guests with a bonus room, office and detached studio. Natural light fills open living spaces providing picturesque outlooks. The primary suite boasts an oversized closet and a private bathroom. Stepping outdoors, luxurious Turkish marble patios enhance the home and sparkling pool; a short stroll leads to the lighted bocce court with authentic oyster shell finish for some fun-filled competition. The state-of-the-art 5-bedroom septic system and additionally installed infrastructure presents a golden opportunity to further develop the home and allows for the possibility of adding an ADU. This escape rests at the base of Sonoma Mountain just minutes to parks, wine country towns and 1+- hour to San Francisco.

Property Features:

Appliances:		Basement:	
Bathroom Feat:		Broker Co-op:	2.5
Construction:		Cooling:	Ceiling Fan(s),Ductless,Heat Pump,MultiZone
County:	Sonoma	Dining Room:	
Exterior:		Fireplace(s):	0,
Flooring:		Foundation:	
Garage Space(s):	3	Heating:	Ductless,MultiZone
Kitchen Features:		Laundry:	Inside Room,Washer/Dryer Stacked Included
Lot Features:	Auto Sprinkler F&R,Auto Sprinkler Front,Garden,Landscape Back,Landscape Front,Landscape Misc,Stream Year Round	Main Level Rooms:	Bedroom(s),Full Bath(s),Kitchen,Living Room,Primary Bedroom,Partial Bath(s)
Master Bath Feat:		Parking Features:	Detached,EV Charging,RV Access,Side-by-Side
Patio & Porch Feat:		Property Condition:	Updated/Remodeled
Pool Type(s):	Yes, Built-In,Gas Heat,Gunite Construction,Pool Cover,Pool House,Salt Water,Solar Cover	Roofing:	
Security Features:		Senior:	No
Spa/HotTub:	No,	Stories:	1
Style:		Upper Level Rooms:	
Views:		Window Features:	

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COUNTY ASSESSOR'S PARCEL MAP

Ptn of JACK LONDONS COUNTRY CLUB ESTATES

REC. 01-18-1928 IN BK. 47, MAPS, PGS. 26

TAX RATE AREA
158-016
158-017
158-045

054-20



- REVISED
- 04-14-94=54-JF
 - 03-11-02=Agj--LSL
 - 04-18-05=R/S-LSL
 - 01-23-15=R/S-KB
 - 02-14-17=56-KB
 - 05-15-18=R/S-DS
 - 12-15-22=57-RW
 - 07-06-23=R/S-RW



Assessor's Map Bk. 054, Pg. 20
Sonoma County, Calif. (ACAD)

KEY 1-23-15 KB

NOTE: This map was prepared for the Sonoma County Assessor for assessment purposes only and does not indicate parcel legality or zoning status. 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 presented.

