

**Feliz Creek Retreat**  
3551 Feliz Creek Road  
Hopland, CA 95449

**\$899,000**  
10± Acres  
Mendocino County





**Feliz Creek Retreat**  
**Hopland, CA / Mendocino County**

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**SUMMARY**

**Address**

3551 Feliz Creek Road

**City, State Zip**

Hopland, CA 95449

**County**

Mendocino County

**Type**

Farms, Ranches, Residential Property, Single Family

**Latitude / Longitude**

38.989015 / -123.163319

**Dwelling Square Feet**

2700

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

10

**Price**

\$899,000

**Property Website**

<https://www.landleader.com/property/feliz-creek-retreat-mendocino-california/47898>



### **PROPERTY DESCRIPTION**

The 10-acre Feliz Creek Retreat successfully marries country serenity with small-town convenience and wine-country sophistication. Set about 10 minutes outside the bucolic hamlet of Hopland. The Retreat is approached along a quiet country lane that winds itself through rows of endless vineyards, creeks, and oak woodland, all encased and protected by a backdrop of towering hillsides. Arriving on the Retreat's landscaped and tidy grounds, one is taken aback by the peacefulness of the setting—solace only broken by the winds through the surrounding ancient oaks.

Entering the understated 2700 Sq. Ft. 3 bedroom, 2.5 bath house, functionality seems to be the underlying theme—a utilitarianism appropriate to its rural setting, though by no means an impediment to the new occupants' imagination. The vaulted ceilings and overall open floor plan give a real sense of spaciousness that will serve as a sprawling canvas for the new owner.

All inspections have been completed. The house has been professionally cleaned, and any apparent issues have been addressed. All appliances and heating and cooling are electric and in good working order. There is also an impressive Fischer Wood Stove. A new septic system was recently installed. Water is provided by a 30 GPM well, which is fed through a reverse osmosis filter and a Culligan Water Softener.

The attached two-car garage is in impeccable condition and was finished inside by the previous occupants to serve as a family "Game Room." The rear house has a pump house and storage shed for the water pressure system. Both the front and rear yards are fenced and landscaped.

The remaining 9+ acres of useable level grounds could serve various purposes, including a vineyard and orchard tract, a large production vegetable garden, an equestrian arena and corral, livestock pens, an event venue, etc. With adequate water-useable ground and the ambition to make things happen, the options for the Feliz Creek Retreat are endless.

### **PROPERTY HIGHLIGHTS:**

- 2,700 Sq. Ft 3 bedroom/2.5 bath with attached two car finished garage surrounded by ancient Oaks in the heart of Hopland's Wine Country
- New Septic System
- Landscaped garden with fenced front and rear yards
- 30 GPM Well with Pump House, Reverse Osmosis System & Water Softener
- 9+ acres of flat useable ground for many uses, i.e., vineyards, horses, etc.
- Close to shops and restaurants - 10 minutes to town



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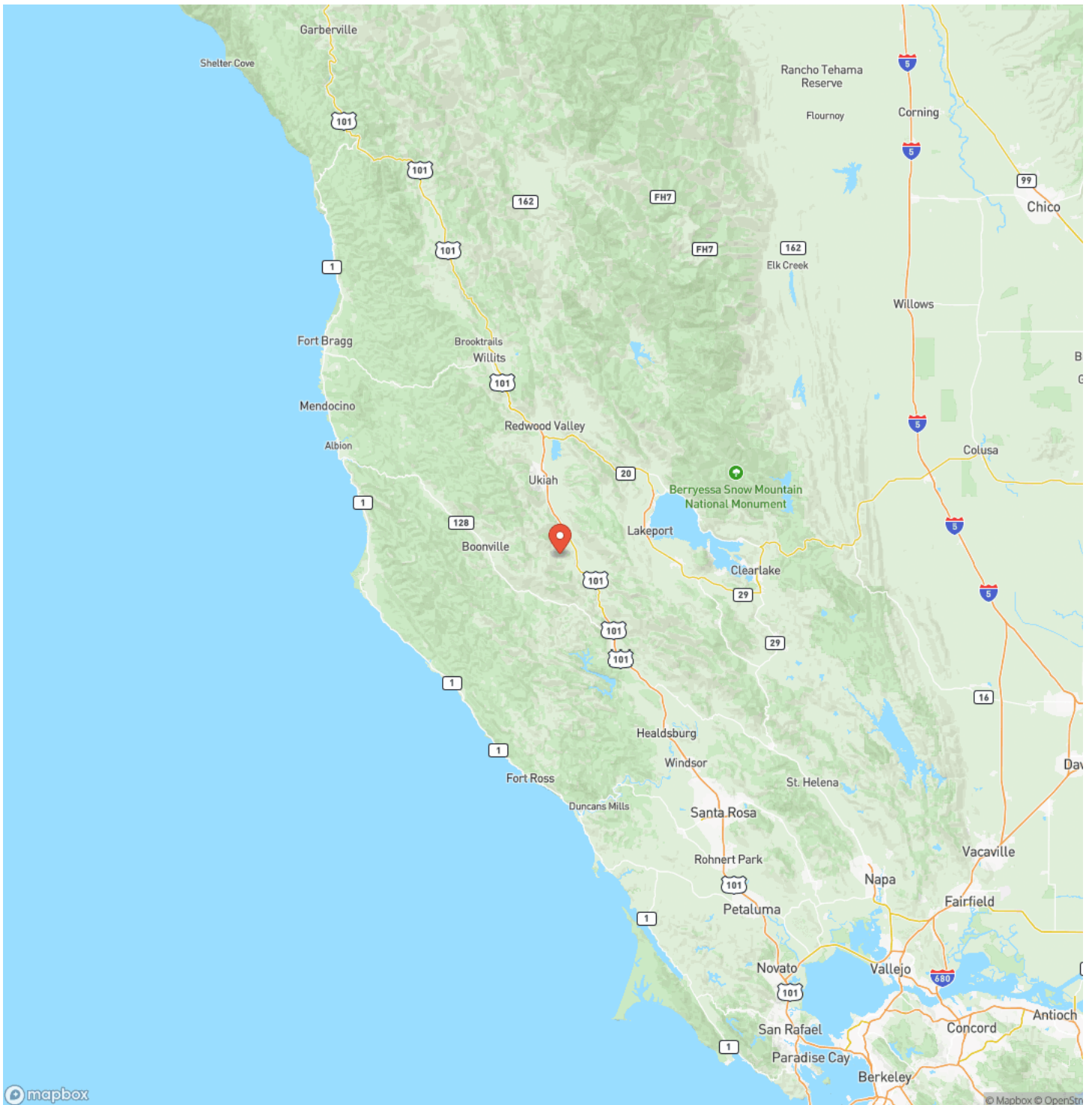


## Locator Map





## Locator Map





## Satellite Map



**Feliz Creek Retreat**  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian White

## Mobile

(707) 953-3807

## Email

pacificagriculture@yahoo.com

**Address**

## City / State / Zip

Vacaville, CA 95688

## NOTES

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**California Outdoor Properties, Inc**  
Serving California  
Vacaville, CA 95688  
(707) 455-4444  
[californiaoutdoorproperties.com](http://californiaoutdoorproperties.com)

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