

Granite Ridge Vineyard & Estate
13320 Oakstream Road
Plymouth, CA 95669

\$2,499,000
48.790± Acres
Amador County



MORE INFO ONLINE:

californiaoutdoorproperties.com



**Granite Ridge Vineyard & Estate
Plymouth, CA / Amador County**

SUMMARY

Address

13320 Oakstream Road

City, State Zip

Plymouth, CA 95669

County

Amador County

Type

Farms, Ranches, Residential Property

Latitude / Longitude

38.539029 / -120.776254

Dwelling Square Feet

3950

Bedrooms / Bathrooms

4 / 3.5

Acreage

48.790

Price

\$2,499,000

Property Website

<https://www.landleader.com/property/granite-ridge-vineyard-estate-amador-california/55394>



MORE INFO ONLINE:

californiaoutdoorproperties.com

Granite Ridge Vineyard & Estate Plymouth, CA / Amador County

PROPERTY DESCRIPTION

Welcome to this exquisite luxury vineyard estate, where the essence of California's finest grape varieties flourish, consistently earning multi-year awards for their excellence. Perched majestically, this estate offers breathtaking views of the picturesque Shenandoah Valley vineyards, the majestic Sierras, and the sprawling Sacramento Valley.

Step into the meticulously crafted 3950 square foot home, where every detail reflects elegance and comfort. With 4 bedrooms, 3 1/2 baths, and 4 fireplaces, this residence exudes warmth and sophistication. Entertain with style in the formal living and dining rooms, or retreat to the large wine cellar for intimate gatherings.

This estate also includes additional expansion acreage, separate from the main residence, providing endless possibilities. Whether you envision a charming bed and breakfast, a captivating wedding venue, or a refined tasting room and processing facility, this property offers the perfect canvas for your dreams to flourish.

Property Highlights:

- Luxury Estate Vineyard
- 48.79 beautifully manicured, fully fenced, acres
- 10 acres of multi-award winning, income producing grapes (3 Petit Syrah, 7 Syrah) on drip irrigation, with acres for expansion.
- Wired for backup generator
- Wrought Iron entry gate with security features
- 3950 sqft home with 3+ bedrooms and 2/1 bath
- Expansive kitchen w/granite counters and island; double ovens; microwave; 6 burner gas cooktop; warming oven; trash compactor
- 9x4 Walk-in Pantry
- Breakfast Nook with Bar seating
- Owner's Bathroom with large, jetted tub, walk-in shower, two-sided fireplace; oversized walk-in closet
- Living Room with 14-foot vaulted ceilings, french doors that lead to Veranda, with expansive views.
- 4 indoor fireplaces (Family Room, Living Room, Owner's Suite/Bath, and Office)
- Two heating/cooling systems
- Whole house fan
- Two 50gallon, high efficiency water heaters
- Home security system
- Wired speakers inside and outside
- ±2000 soft basement with enlarged, three car garage; 12x14 wine cellar; full bath; generous storage
- Covered Veranda approximately 500sqft
- Beautiful brick patios and walkways surrounding home with many rose varieties in bloom
- Water fountains in front and back of home
- Outdoor gas fire pit
- Rock walls around property approx. 4215 sqft built from rock collected off property
- Custom landscaping with hybrid tea roses garden and carpet roses abound
- Fruit trees: Apricots, Peaches, Apples, Figs, Cherries and Blueberry garden.
- 4 operational wells. Tested at 3GPM, 10GPM, 60GPM (20hp 10,000-gallon tank), and a 120GPM (30hp, with 5,000-gallon tank)
- 60x20 Equipment Shed
- Building Pad for possible shop with septic line and power nearby.
- 12 fenced acres across the road from main residence for possible tasting room/processing facility.

MORE INFO ONLINE:



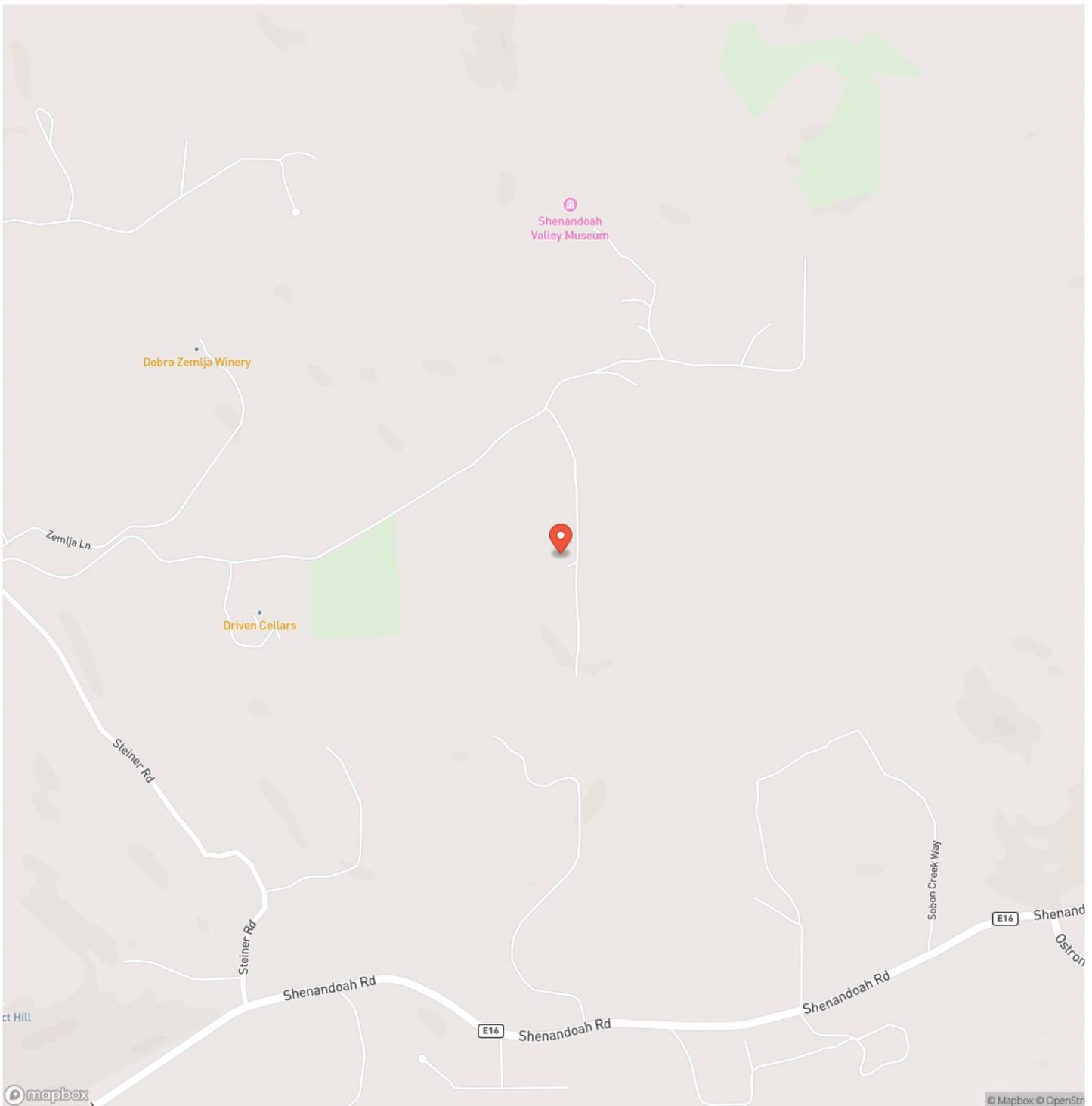
**Granite Ridge Vineyard & Estate
Plymouth, CA / Amador County**



MORE INFO ONLINE:

californiaoutdoorproperties.com

Locator Map

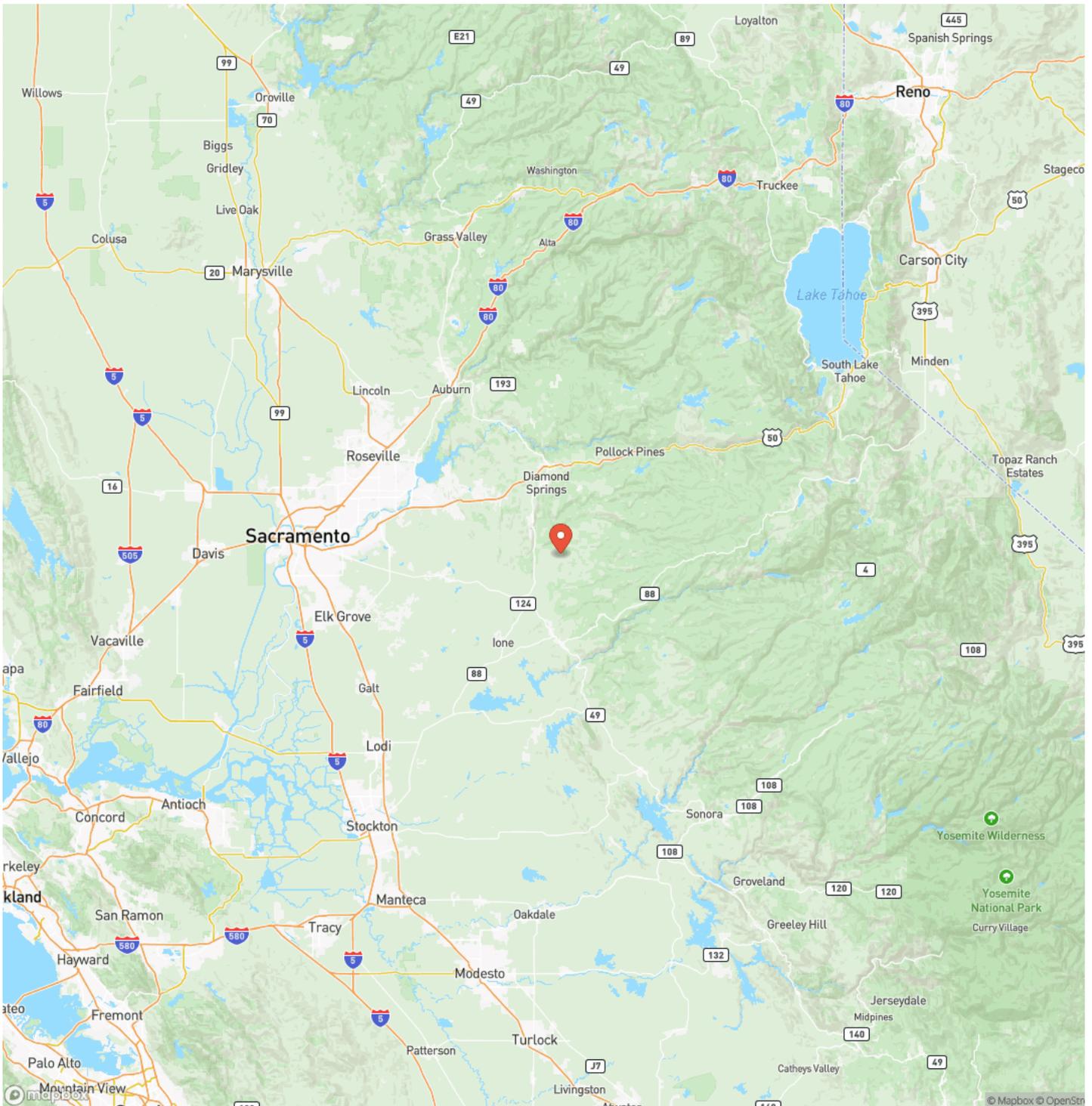


MORE INFO ONLINE:

californiaoutdoorproperties.com



Locator Map



MORE INFO ONLINE:

californiaoutdoorproperties.com



Satellite Map



MORE INFO ONLINE:

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



California Outdoor Properties, Inc
Serving California
Vacaville, CA 95688
(707) 455-4444
californiaoutdoorproperties.com

MORE INFO ONLINE:

californiaoutdoorproperties.com

