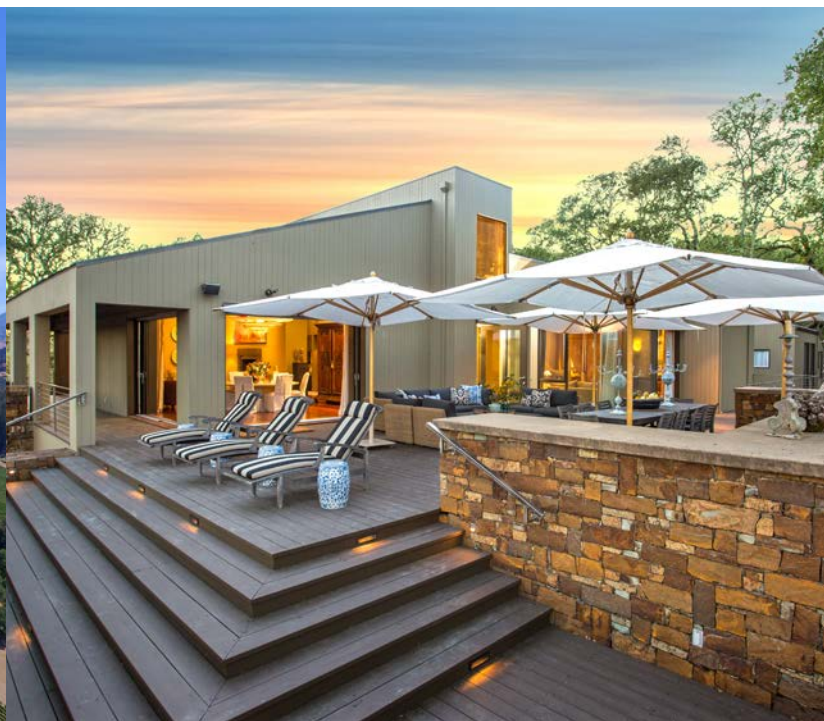




# DISCOVER CHALK HILL

AN EXCLUSIVE TOUR OF FOUR DISTINCT PROPERTIES



Healdsburg

Sotheby's

INTERNATIONAL REALTY

Sotheby's

INTERNATIONAL REALTY





# WELCOME TO CHALK HILL

More than just an appellation. . . It's a lifestyle.

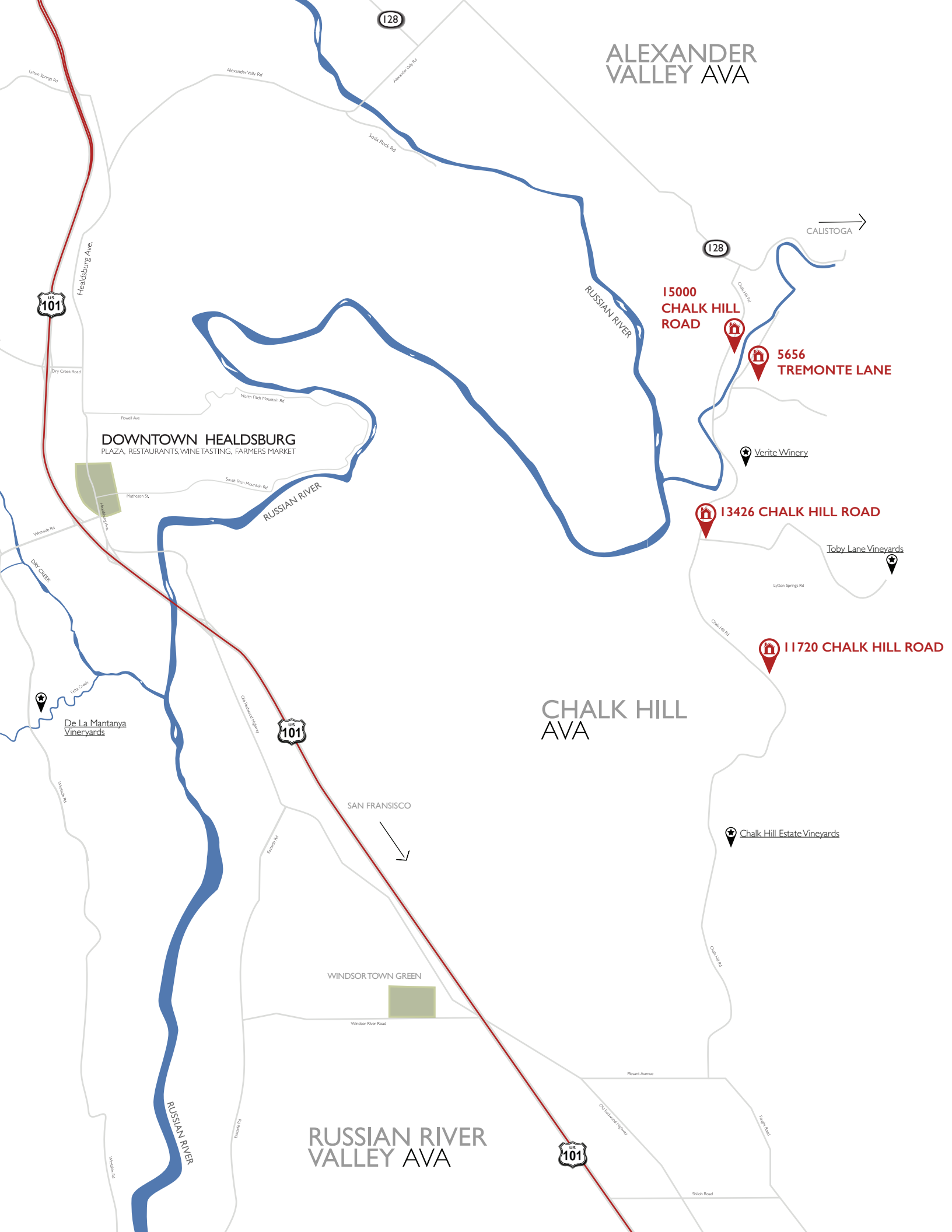
---

Nestled above the cooler Russian River Valley, and just over the ridge from the warmer Alexander Valley, the Chalk Hill appellation is a transitional terroir defined by its unique soil and elevation. Named for its unique, volcanically-derived, chalky white soils, Chalk Hill AVA is home to only a handful of wineries and over 1,000 acres of vineyard. Due to the higher elevation of this viticultural area, the vineyards escape much of the cooling fog that regularly shrouds the lower-lying growing areas near the river, which consistently produces award winning Chardonnay and Pinot Noir wines.

Aside from its status as a premier wine growing region, the undulating topography of Chalk Hill positions it as a world-class bicycling destination, equestrian haven, and gateway to golf courses, hiking trails, culinary experiences and so much more.

For those seeking an exceptional locale, discover Chalk Hill.





ALEXANDER  
VALLEY AVA

CALISTOGA

128

15000  
CHALK HILL  
ROAD

5656  
TREMONTE LANE

Verite Winery

13426 CHALK HILL ROAD

Toby Lane Vineyards

11720 CHALK HILL ROAD

Chalk Hill Estate Vineyards

CHALK HILL  
AVA

SAN FRANCISCO

WINDSOR TOWN GREEN

Windsor River Road

RUSSIAN RIVER  
VALLEY AVA

101

DOWNTOWN HEALDSBURG  
PLAZA, RESTAURANTS, WINE-TASTING, FARMERS MARKET

101

128





## PRIVATE CREEKSIDE LIVING

**15000 CHALK HILL ROAD**

\$2,395,000

A wine maker's Wine Country residence with luxury finishes on 5± acres about 20± minutes from downtown Healdsburg on scenic Chalk Hill Road. A picturesque destination in the Alexander Valley, that includes a high quality insulated barn suitable for wine barrels, vintage car collection, bicycles, or even visiting guests. Established landscaping with outdoor Patio overlooking a 3± acres of premium quality Cabernet Sauvignon vineyard. Raised bed vegetable garden, chicken coop and plenty of fresh water from a new well. Room for swimming pool. Includes Maacama Creek frontage with a seasonal beach and quiet picnic area.







**Graham Sarasy**

DRE# 01110863

+1 707 431 8822

[graham.sarasy@sothebysrealty.com](mailto:graham.sarasy@sothebysrealty.com)

Healdsburg

**Sotheby's**  
INTERNATIONAL REALTY





# PRIVATE CHALK HILL VIEW ESTATE

**5656 TREMONTE LANE**

\$3,500,000 | [5656TremonteLane.com](http://5656TremonteLane.com)

Just past the private gated entrance, wind through the rolling vineyards on the paved, cypress-lined drive. Surrounded by 45± private acres, reminiscent of Tuscany, this is the perfect spot to invite friends and enjoy a glass of your favorite Chalk Hill wine as you soak in the priceless views of Mayacamas Mountains. Dip in the infinity-edge pool, lounge by the firepit and appreciate the most stunning sunsets from any of the home's beautiful patios.

This light and bright 4 bedroom, 2 bath 3200± sq. ft home features floor to ceiling glass windows and doors throughout. Invite guests to stay in the beautifully appointed, generously sized guest suite complete with 2 bedrooms, a luxurious bath and gourmet kitchen. This space boasts a wrap-around deck with stellar views of the valley, a workout room and private wine cellar. This bucolic estate is the perfect place to entertain, relax and enjoy life. Welcome to paradise!







**Linda Farwell Samantha Marquis Corrie Gordon**

DRE# 01255747 | 01859380 | 02077875

+1 707 695 0123 | +1 707 955 5442 | +1 707 536 8775

[lindafarwellhomes@gmail.com](mailto:lindafarwellhomes@gmail.com)

[samanthamarquishomes@gmail.com](mailto:samanthamarquishomes@gmail.com)

[corriegordonhomes@gmail.com](mailto:corriegordonhomes@gmail.com)

Healdsburg

**Sotheby's**  
INTERNATIONAL REALTY





# THE HILLIARD ESTATE AT CHALK HILL RANCH

**13426 CHALK HILL RANCH ROAD**

\$3,900,000 | [TheHilliardEstate.com](http://TheHilliardEstate.com)

The Hilliard Estate offers a 4 bedroom, 4 bath 'Country Cottage' in a very private and peaceful location. An ideal compound on 40.5± acres. Great cooking kitchen; formal dining room opening to the patios and huge outdoor entertainment area. Two master suites including one on the first floor along with two guest rooms. Fantastic landscaping features gardens and wonderful trees. 5 fireplaces throughout the house and in both master suites, living room, dining room and family area with a great outdoor fireplace in the entertainment area. Large lawns which have hosted a President and a 'Snoopy' shaped pool from the time when Charles Schulz owned the property. The beautiful lake provides recreation. There is also a lower pond adjacent to home with seasonal waterfall. Chalk Hill Ranch is the neighbor which has equestrian boarding, riding and training available. There is also an area on the property if horses are desired. Managed vineyard 2.5± acres Merlot. A great opportunity to own a Legacy Property.

*Directions: There is an address sign for 13426 Chalk Hill Road at Chalk Hill Road and Toby Lane. The home is at the end of Toby Lane, a private road. Follow signs down Toby Lane to Chalk Hill Ranch. Drive past the stables and see an open house sign on your left just past the stables.*







**Charlene Schnall**

DRE# 00825564

+1 707 483 3192

cschnall@gmail.com

Healdsburg

**Sotheby's**  
INTERNATIONAL REALTY





# AN ARTFUL SANCTUARY

**11720 CHALK HILL ROAD**

\$4,950,000 | [11720ChalkHill.com](http://11720ChalkHill.com)

This enchanting estate is nestled on approximately 100 acres and includes a 3BR/3BA contemporary residence and guest house stylishly renovated in 2002 with an impressive great room, towering ceilings and walls of glass that disappear and open to expansive decks inviting nature in and living out. The enduring environment of this significant country compound epitomizes a lifestyle that invites you to stay awhile. Resort style pool with kitchen cabana, pool room with full bath and over 10± acres of flowering gardens, heritage roses and orchards, fruit producing olives and natural wild lands for hiking and recreational activities. Other amenities include the ranch barn, vinegar barn and delightful topiary garden and bee apiary. A rare opportunity near Healdsburg in beautiful Northern Sonoma County.

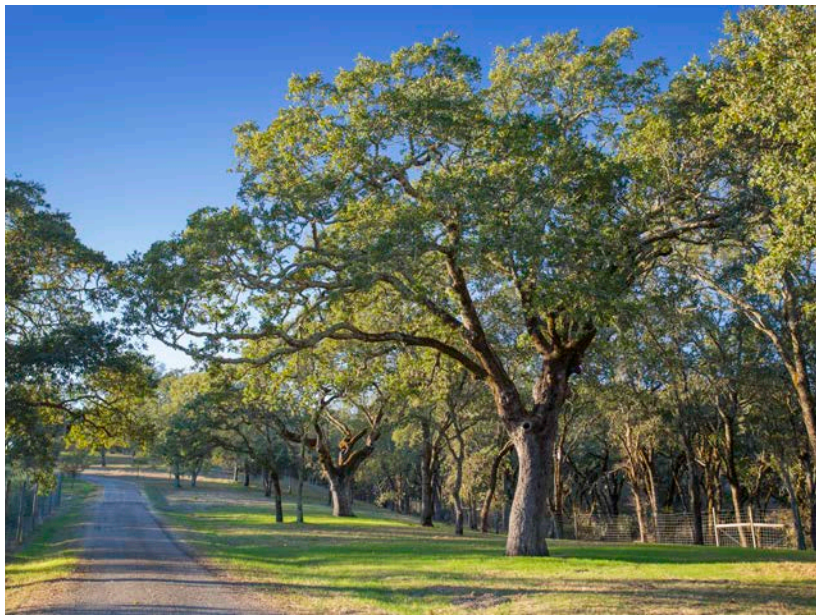




## 11500 CHALK HILL ROAD

\$2,495,000 | 11720ChalkHill.com

Stunning building site situated at the crest of this bucolic 20± acre agrarian parcel overlooking mountain and vineyard views. Picturesque agrarian parcel nestled among native oaks, madrones and manzanita and featuring gently rolling meadow and grasslands. Room for vineyards. Zoning allows for ADU, guest house, pool house, main residence, horses. Create a stunning rural estate in Healdsburg. Mayacama Golf Club, Sonoma County Airport and Healdsburg all conveniently located within 15-20 minutes. Situated just off Chalk Hill Road on a private road with secured access, this remarkable property is adjacent to the residential estate located at 11720 Chalk Hill Road and can be purchased together or separately. An amazing opportunity to develop a country compound with multiple homes and amenities on both parcels.



**Sheri Morgensen**

DRE# 00554052

+1 415 269 5634

sherimorgensen@sothebyshomes.com

**Sotheby's**  
INTERNATIONAL REALTY



Healdsburg | **Sotheby's**  
INTERNATIONAL REALTY

**Sotheby's**  
INTERNATIONAL REALTY