



## *Estelle Vineyards*

393 Acres in a premium Santa Ynez Valley Location. Remodeled single level contemporary ranch home with stunning views overlooking 75 acres of vineyards. Multiple legal parcels with building envelopes, individual water wells, and access roads laid out. These can be purchased separately (see pricing options on reverse side) or provide an option of creating a ranch community or merging with a conservation easement for significant tax benefits. Balance of land is rolling oak studded hills with panoramic views of the SY Valley floor, offering many country lifestyle opportunities. ***Offered at \$25,250,000***



*“For Those Who Insist On Elbow Room”*



Kerry Mormann  
805-682-3242  
KerryM@Coastalranch.com  
DRE#00598625



## - Listing Information Profile -

Lot 3-4359 Roblar Ave. (40 acres) \$2M

Lot 6-4550 Estelle Vineyard Drive  
(55 acres) \$2M

\*Estelle Vineyards- \$8.5M, 120 Acres

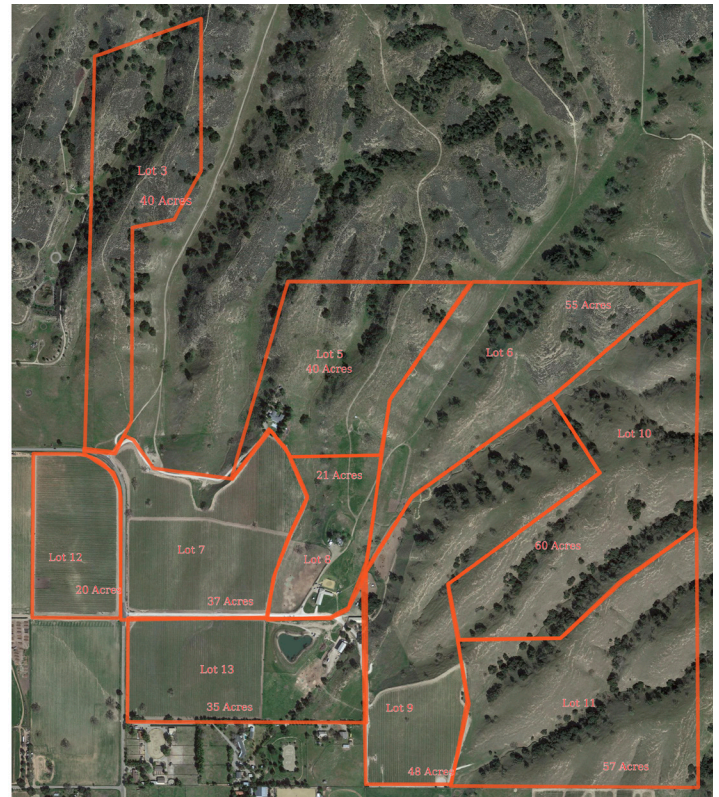
Lot 7-4490 Estelle Vineyard Drive (37 acres)

Lot 9-4600 Estelle Vineyard Drive (48 acres)

Lot 13-4415 Estelle Vineyard Drive (35 acres)

Lot 10-4650 Estelle Vineyard Drive  
(60 acres) \$2M

Lot 11-4695 Estelle Vineyard Drive  
(57 acres)\$2.25M



**KERRY MORMANN  
& ASSOCIATES**  
Ranch Lifestyle Estates



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