

Sophisticated Wine Country Residence



Address: 1265 Warm Springs Road, Kenwood, California

Price: \$1,195,000

Beautiful creekside setting is showcased throughout walls of windows throughout mid-century residence. Frank Lloyd Wright design, exquisitely floor plan, remodeled throughout. Grand living/dining combination with conversation pit & stone fireplace. Master suite with fireplace, dressing room, detached sauna. Guest wing with separate entry. Understated elegance, low maintenance, fantastic wine country location near all, 1+- acre.

www.1265warmspringsroad.com

For Further Information, please
contact:

Tina Shone

Direct: 707-933-1515

E-mail: tina@realestate-sonomavalley.com

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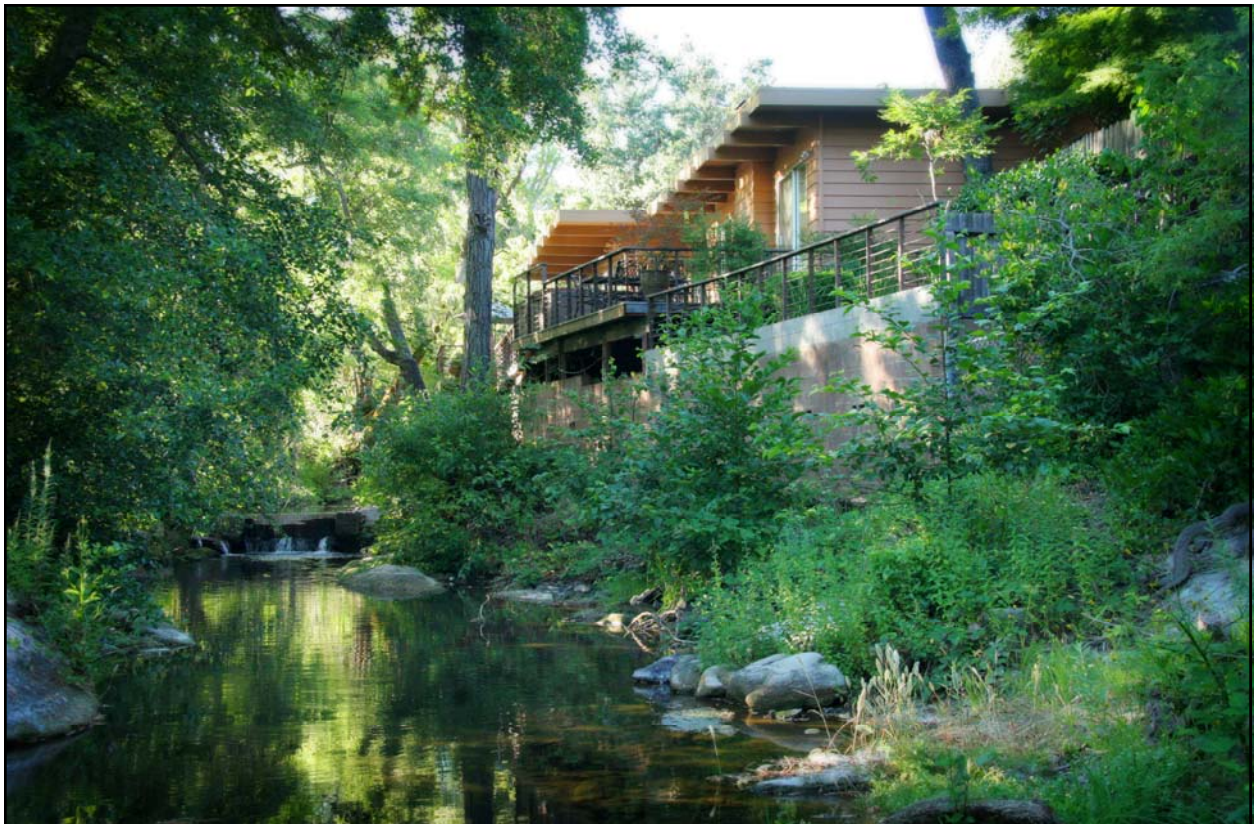
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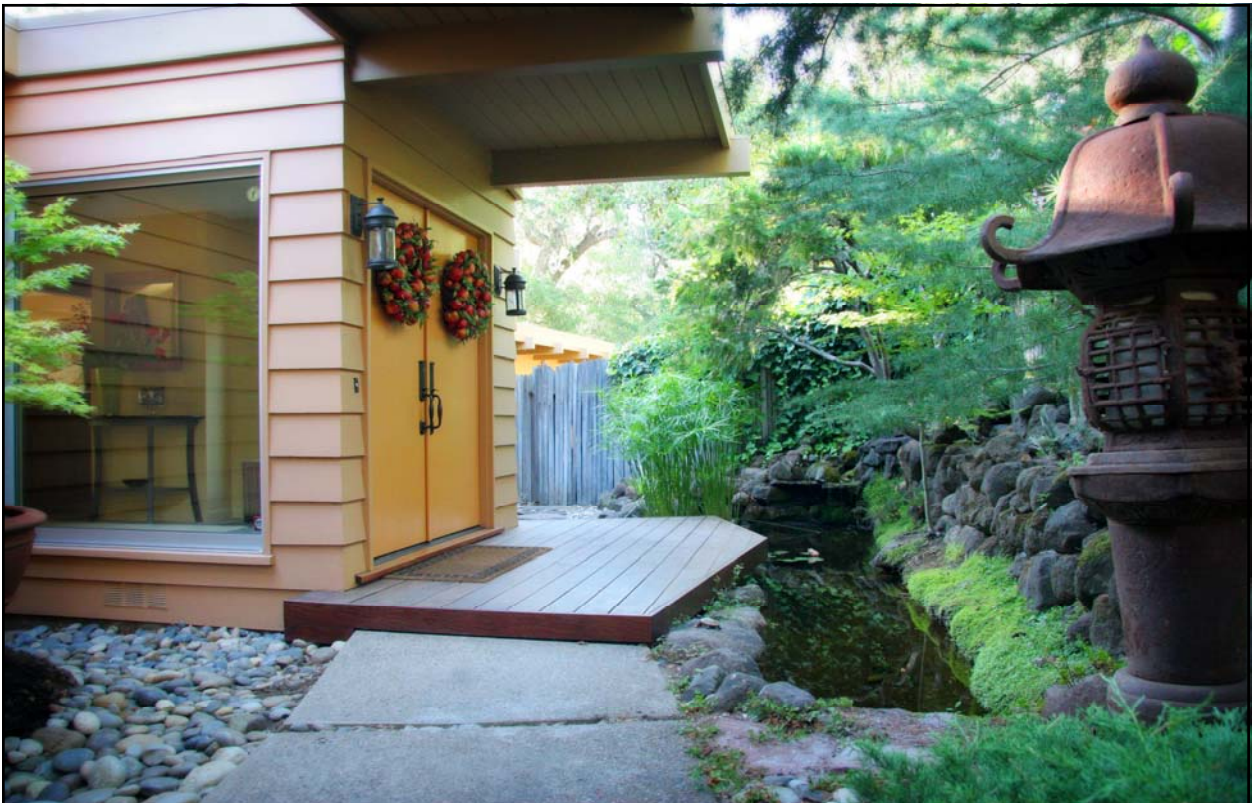
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Client One Page Residential

21012997 1265 Warm Springs Rd Kenwood / B1300 A List Price: \$1,195,000



[Additional Pictures](#)

Single Family / Detached

Bedrooms: 2
Baths F/H: 3 (3/0)
Total Rooms: 9
Approx SF: 2820/Tax Records
Lot SF/Ac: 41818 / 0.960
Subdivision:

Year Built: 1964/Tax Records
APN: 050-210-003
Unit/Blk/Lot:
Zoning: Rr5

General Information

Senior:
Fixer:
2nd Unit on Lot: No
Cross St: Lawndale Road
Style: Contemporary
Fireplace: Y
Pool: N
TBrosMap: 406, E5

Directions: Hwy 12 to Warm Springs Road, near corner of Lawndale & Warm Springs Rd.

Public Remarks: Meticulously remodeled Mid-Century on 1+ lush acre. Spacious interiors w/huge banks of windows throughout provide breathtaking creekside & meadow views. Airy, 2900+- sf: 3BRMS, 2BAS, 2 fireplaces, stone floors, glass tile kitchen, sauna, fabulous decks w/hottub. Additional rooms include a den, media room & utility rm. Gated entries access landscaped grounds w/waterfall koi pond, stone walls & paths, 4-car att'd carport w/storage. Show & sell.

District: Santa Rosa City	Elem:	Jr/Middle:	High School:	Incl:
HOA: No	Amount: \$0.00 /	Furnished:	Com Int Dev: No	Planned Unit Dev: No
Current Rent: \$0.00	Type:	Min Lse Mos:	Max Lse Mos:	

Features

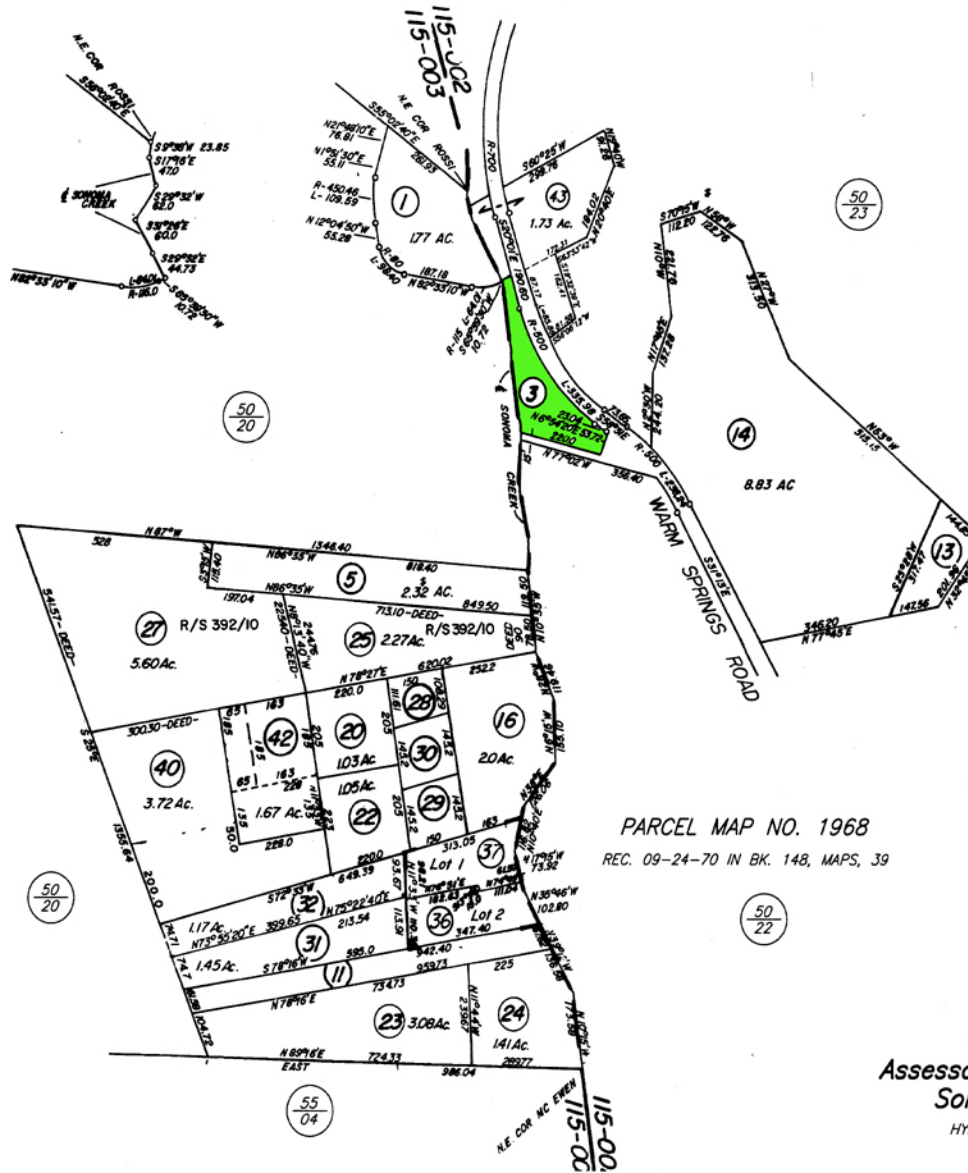
Views: Greenbelt, Hills, Water	Oth Struct: Storage Facility
Gar/Prkg: Attached, Carports, 5 or More Spaces, Guest Accommodations, RV/Boat	Foundation: Concrete Perimeter
Kitchen: Breakfast Area, Cooktop Stove, Dishwasher Incl., Disposal Incl, Granite Counter, Hood Over Range, Island, Refrigerator Incl., Remodeled, Other	Roof: Tar & Gravel
Heat/Cool: Central Air, Central Heat, Propane, Radiant	Lot Desc: Level, County, Corner, Private, River Front
Yard/Grds: Deck(s), Garden, Landscaped- Front, Patio(s), Sprink-Automatic	Water Source: Well Private
Levels/Stories: 1 Story	Sewer/Septic: Standard Septic
Floors: Part Hardwood, W/W Carpet, Other	Utilities: Electric, PG&E, Propane
Exterior: Stone, Wood Siding	Land Use:
Fireplaces: 2 Fireplaces, Gas Starter, Living Room, Master Bedroom, Raised Hearth, Stone	Well Depth:
Pool Type:	Well GPM:
Other Rooms: Guest Suite, Office, Storage	
Laundry App: In Laundry Room	
Com/Rec Ar:	
Restrictions:	

Presented by : Tina Shone Lic: 00787338 / Sotheby's International Realty Lic: 00899496 Phone: 707-933-1515
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COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
115-002
115-003

50-21



SCALE: 1" = 300'

REVISED
08-17-06=43-LW

PARCEL MAP NO. 1968
REC. 09-24-70 IN BK. 148, MAPS, 39

NOTE: This map was prepared for Assessment purposes only. No liability is assumed for the accuracy of the data delineated hereon.

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Assessor's Map Bk. 050, Pg. 21
Sonoma County, Calif. (ACAD)
HYBRID 8/17/06 LW