

1888 Willow Creek

15 +/- Acres
Willow Creek AVA

4 +/- Acre Old Vine Zinfandel Vineyard
Successful Vacation Rental – Treehouse Vineyard Property
Barn with minor use permit for wine making

Home Amenities

- 2588+/- Sq Ft
- Recently remodeled
- Great room with vaulted ceiling, open easy entertaining floorplan
- 5 Bedrooms – 3 of which are Ensuite with private bathrooms
- 5 Bathrooms
- Master Suite on main level and views of vineyard
- 2 Guest Bedrooms on main level
- 2 Guest Suites on lower level with private, secure entries
- Kitchen:
 - Gorgeous tumbled granite countertops
 - Stainless Steel appliances including Z-Line 6 burner plus griddle, double oven, dishwasher, sink and microwave
- 2 upstairs woodburning fireplaces with gas connections
- 1 downstairs woodburning fireplace
- Soundproof ceiling/flooring between upper and lower floors
- Reverse Osmosis and Water Softener
- New HVAC
- New Tankless Water Heater
- Advanced water filtration system

Barn

- 1200 +/- Sq ft
- Downstairs - Full kitchen with refrigerator, sink and open entertaining area
- ½ Bathroom
- Upstairs living space and room for additional beds
- HVAC mini splits upstairs and downstairs
- New water heater

Property

- 4 +/- acre zinfandel vineyard – 45+ years old with Grape irrigation lines
- Private Well – Original well driller report available
- Septic and Propane
- Additional area with utility hook up for camping or separate building site
- Generac generator for power back up
- New water storage tank and pressure system for property
- Fire water storage tank and hydrants
- 500 gallon main property propane tank, and secondary, back-up propane storage for Generac unit

Business Information

Gross Income from vacation rental – booked 50% of the time approx.

2023 \$84,000

2022 \$94,000

2021 \$134,000

2020 \$87,000