



Photography by Vanguard Properties Sonoma

A brick fireplace with a built-in television anchors a spacious great room topped by a vaulted, beamed ceiling at 1005 Westside Road in Healdsburg.

Refined modern design amid spacious grounds in Wine Country

Living on acreage in Wine Country in itself is a privilege. The world-famous climate draws vintners from across the globe as designers and architects maneuver to put their own stamp on the landscape.

A mile from downtown Healdsburg stands 1005 Westside Road, an L-shaped retreat anchoring a bucolic landscape of grapevines, gardens and tree-studded hills.

“The home emanates what modern California country living is meant to be: inventive, inspiring and elegantly informal,” said Sheri Morgensen of Vanguard Properties Sonoma, who is co-listing the home with Sotheby’s International Realty agent Dee Grohmann for \$9.5 million.

A property’s versatility always adds to its appeal, and in this case, the Westside Road property is a veritable chameleon. The estate’s pristine grounds include a hobby vineyard, private spaces for reflection and creativity, and prominent outdoor entertainment areas.

The L-shaped construction angles around the rear patio — a sunny oasis home to a sparkling solar-heated pool. Riptide Con-



Above: An outdoor fireplace warms a patio off the main home. Below: The palatial master bathroom includes a soaking tub, a walk-in shower and garden vistas.

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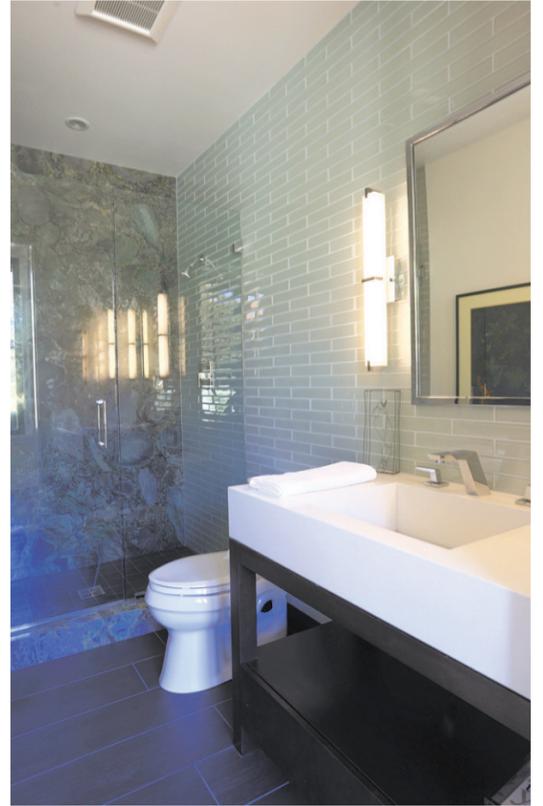


On the Cover

Two-bedroom penthouse in SoMa clock tower offers stunning views. **Story, Page 9**

Photography: Open Homes Photography

GETAWAY By Jordan Guinn



Photography by Vanguard Properties Sonoma

Clockwise from top left: A bedroom at the Healdsburg home has a double-height ceiling with built-in speakers; subway tiles fashion an accent wall in this bathroom dominated by a walk-in shower; a car barn with a concrete floor stores around five vehicles; 1005 Westside Road is listed for \$9.95 million.

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struction crafted the pool and surrounding wet deck tailor-made for lounging and playing. A series of water jets project from an adjacent planter wall.

Stone walls punctuate the estate's meandering gardens. Roughly an acre of the property is devoted to Cabernet Sauvignon vineyards, while a detached car barn will appeal to those eager to house a stable of classic cars.

Extensive patios and an outdoor kitchen establish the property as an ideal locale for family gatherings, informal wine tasting events, fundraisers and everyday relaxation.

A serene water feature made of custom glass mosaic tile and Montana bluestone awaits on the view porch overlooking Dry Creek Valley.

Lutron lighting, five fireplaces, wide-plank oak floors and ceiling speakers highlight the home's refined material palette.

A spacious outdoor stone terrace awaits beyond a

Details

Address: 1005 Westside Road, Healdsburg.

Price: \$9.95 million.

Features: Completely renovated in 2013, this three-bedroom retreat includes more than 5 acres in Wine Country and includes a hobby vineyard, a fully stocked outdoor kitchen, a bocce court, a spa and a solar heated pool. The main home boasts five fireplaces, Lutron lighting, built-in audio and an eight-seat home theater. A guest studio offers dual terraces, a private entrance and a kitchenette. The detached car barn offers enough room to store around five vehicles.

collapsible glass wall off the great room.

Two of the main home's three bedrooms enjoy private spa bathrooms with Brizo air jetted tubs, while the guest studio provides lavish inclusions of its own. In

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Collapse the retractable glass doors to introduces the informal great room with a stone patio.

GETAWAY By Jordan Guinn



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In addition to two terraced decks and a private entrance, the studio has Wine Country views through large windows. A custom coffee bar kitchenette further enhances the guest studio, providing a space to rise with the sun in serenity and style.

Richly veined heated marble graces the floor in each master bathroom, one of which looks out at the garden's bocce ball court through divided-light windows. Sleek stone finishes complement the bathrooms' spa tubs and contemporary hardware.

Nearby, a frameless walk-in shower offers ample room for two and includes multiple body sprayers and a rain head.

Located west of Dry Creek and roughly a mile from Highway 101, the roughly 5-acre estate enjoys a setting that's secluded yet convenient. Mill Creek Vineyards stands but a few minutes away, while a short drive north on West Dry Creek Road reaches Pine Ridge Canyon.

Westside Road serves as one of Healdsburg's major traffic arteries, allowing residents easy access to downtown, the highway and the town's myriad of boutiques, tasting rooms, restaurants and parks.

"It's rural, but not remote," Morgensen said. "It's a beautiful setting among the vines that's still five minutes from Healdsburg Plaza."

Learn more at www.1005westside.com.

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Above: At the center of the home's courtyard is a solar heated pool set beneath planter boxes. Left: The Healdsburg home includes a detached art studio-barn. Below: The home includes a private cinema with eight seats.

