Artisan | **Sotheby's**
INTERNATIONAL REALTY

21015 Geyserville Ave
GEYSERVILLE, CA 95441

21015 Geyserville

COMPLETE HIGHLIGHTS

Location Information

Street Address:	2105 Geyserville Ave
City, State, Zip:	Geyserville , CA 95441
County:	Sonoma

Property Highlights

- $2,499,000.00

- 3,189 SF Building

- 6,450 SF Lot

- Zoned LC (Limited Commercial)

- 1,615 SF retail wine tasting ground floor - 11.5 ft ceiling

- 1,544 SF 2 bed/2 bath upstairs unit - 17 ft ceiling

- Zoning allows for vacation rental

- Private backyard patio

- Off-Street parking

- Fire Suppression installed

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Offering Summary

Sale Price:	$2,499,000
Building Size:	3,189 SF
Lot Size :	6,450 SF
Year Built:	2007
Zoning:	LC

Property Overview

Quality second story residence (1,544 sf 2 BR 2 ba) only 18 yrs old in old downtown Geyserville. Back deck to patio for entertaining and events Downstairs commercial has permit for wine tasting, but could be 1,615 art gallery or retail shop or office building. 11.5 ft ceilings downstairs - 17 ft barrel-vaulted ceiling upstairs. Next door to Geyserville's Fermata Coffee and Diavola Restaurant and The Geyserville Gun Club Bar and Lounge , half block to Catelli's Restaurant and short walk to The Corner Project Food and Ales and Cyrus 2.0 and Geyserville Grill. Off street parking. Front deck looks out to Geyser Peak and Mayacama Mountains. Fire suppression system in place. This property ranks high in all four of the most important aspects of Real Estate - Location, Community and Quality and Scarcity.

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Sale Information

Sale Type:	Owner User/ Investment	Total Space:	3,186 SF

Building Info

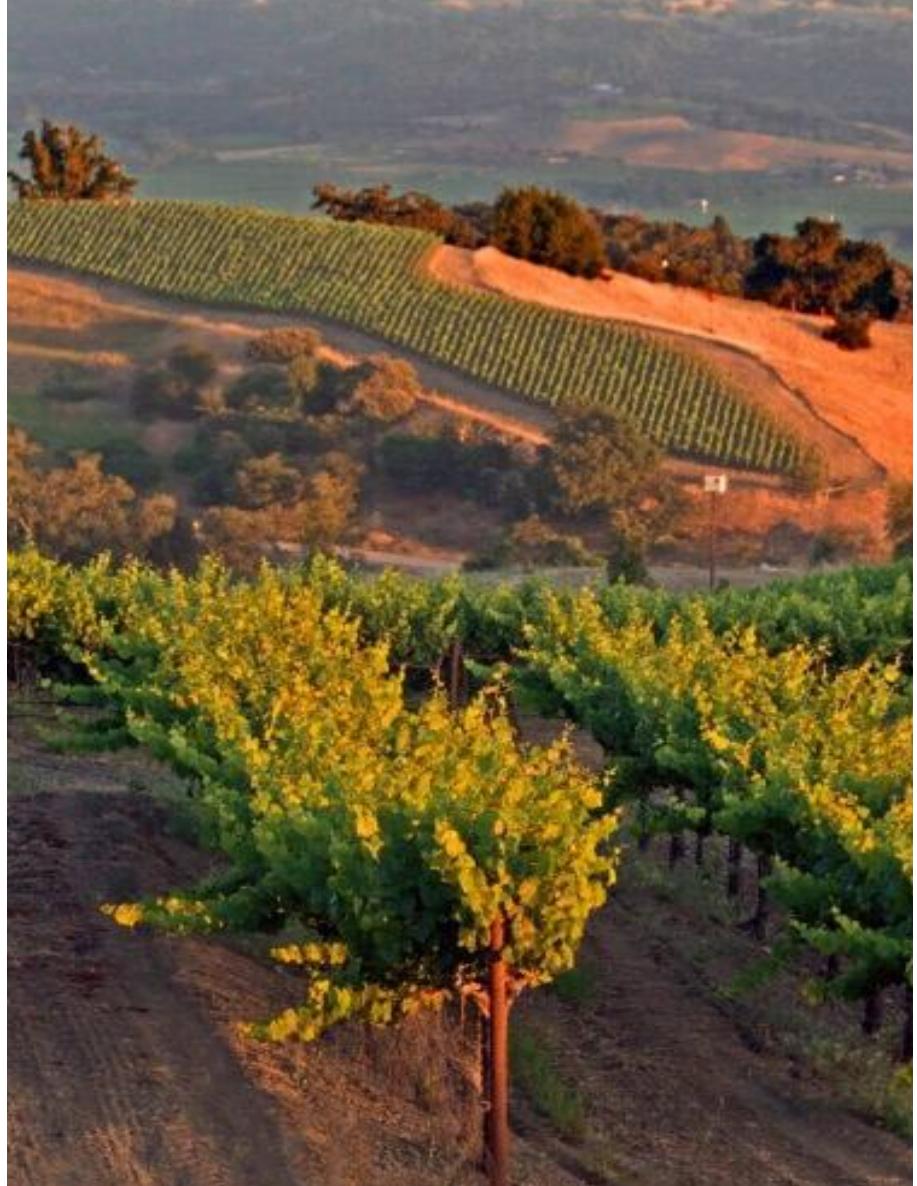| Floor		SIZE (SF)	USE	DESCRIPTION
1	Available	1,615 SF	Retail/Office	Wine Tasting Room Allowed
2	Available	1,544 SF	Residential	Short term rental Allowed

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Geyserrville

Geyserville is a charming small town located in Sonoma County, California, nestled in the heart of the Alexander Valley wine region. Known for its picturesque landscapes, Geyserville is surrounded by rolling hills, vineyards, and the stunning Russian River. The town itself is quaint, with a few boutique shops, cozy restaurants, and historic buildings that reflect its agricultural roots.

Historically, Geyserville is known for its geothermal activity, with the famous Geyser Peak nearby, which gave the town its name. It has a peaceful, rural ambiance, attracting visitors looking for a relaxing getaway amidst wine country.

Geyserville is also known for its proximity to world-class wineries, offering wine lovers a chance to sample some of the finest wines in California. The town has a rich agricultural history, with many local farms and vineyards contributing to its economy and culture.

With a population of just a few hundred people, Geyserville offers a serene, close-knit community vibe, making it a perfect retreat for those seeking a quiet escape or a stopover on a wine tour through Sonoma County. It's a place where the natural beauty of Northern California is on full display, offering stunning vistas and a tranquil environment.