

21360 SW HILLSBORO HWY NEWBERG, OR 97132

Welcome to Your Own Slice of Laurelwood –
Vines, Views & Versatility on 3.46 Acres.

FOR SALE



Listed at: \$1,799,900

4 BEDS | 4.1 BATHS | 3,379 SQ FT | 3.46 ACRES



JORIE GIROD

PRINCIPAL BROKER

503-737-8038

joriegirodrealtor@gmail.com

OR Lic# 200402438



**COLDWELL BANKER
COMMERCIAL**
PROFESSIONAL GROUP

Welcome to Your Own Slice of Laurelwood — Vines, Views & Versatility on 3.46 Acres

This is the kind of property that doesn't come around often. Set in the heart of the Laurelwood AVA, this 3.46-acre estate blends serious income potential with an unbeatable lifestyle — vineyard, orchard, hospitality space, and recreation, all in one address.

The Vines & Orchard

1.76 acres of established, producing vines anchor the property, complemented by a young apple orchard just coming into its own — ready for a new owner to shape its future, whether that's expanding the vineyard, growing the orchard, or both.

Income-Producing Guest Suite

A 3-car garage is topped by a beautifully finished 770 sq ft Airbnb with a private balcony and sweeping views — currently generating approximately \$2,800/month average over a 12 month cycle. Space is turnkey income from day one. The suite and its improvements convey; the Airbnb listing history, reviews, and Superhost status are attached to the seller's account and do not transfer.

Production & Hospitality Space

The 2,184 sq ft building is a working winery's dream — currently operating as a tasting room, complete with a lab, kitchen area, and half bath. The space is fully temperature-controlled, featuring:

- Case storage plus a chilled 400-case cellar
- Barrel storage for 4,500 liters and 700 cases

A separate 400 sq ft barn with electric adds even more flexible storage or workshop space. For production, a 750 sq ft hard-roof covered crush pad is fully equipped with a ramp graded for forklift operations and embedded drainage — built for real working efficiency at harvest.

Entertaining & Outdoor Living

A 700 sq ft tasting patio, just a year old, offers a beautiful space for hosting guests, complete with a water feature for added ambiance. Multiple view decks off both the main home and the Airbnb let you soak in the estate from every angle. A terraced area of roughly 600 sq ft, complete with irrigation, is ready to become your own vegetable garden, flower beds, or greenhouse.

Recreation & RV Space

When you're not working the vines, unwind on your own tennis/pickleball court or challenge friends to a match on the bocce court. There's also a dedicated parking space for a 30' RV or trailer, complete with a 30-amp electrical hookup — ready for your toys or extra guests.

The Bottom Line

Producing vines, income-generating Airbnb, a fully equipped tasting room, cellar, and crush pad, plus resort-style outdoor living — this is a rare turnkey opportunity to own a piece of Laurelwood AVA that works as hard as it plays.

