

APPROVED CLASS 1 WINERY



Property Features:

- 20-acre Wine Country Estate
- Approx. 3,159 sq. ft. Country House with 2 bedrooms + 2.5 bathrooms
- Separate 1,700 sq. ft. winery building with wine production, storage & private tasting room
- Multiple high-producing private wells
- Vineyard with mature red grape vines plus numerous fruit trees
- Stunning panoramic valley & vineyard views with incredible privacy

\$2,995,000



35010 SANTA RITA RD, TEMECULA, CA 92592



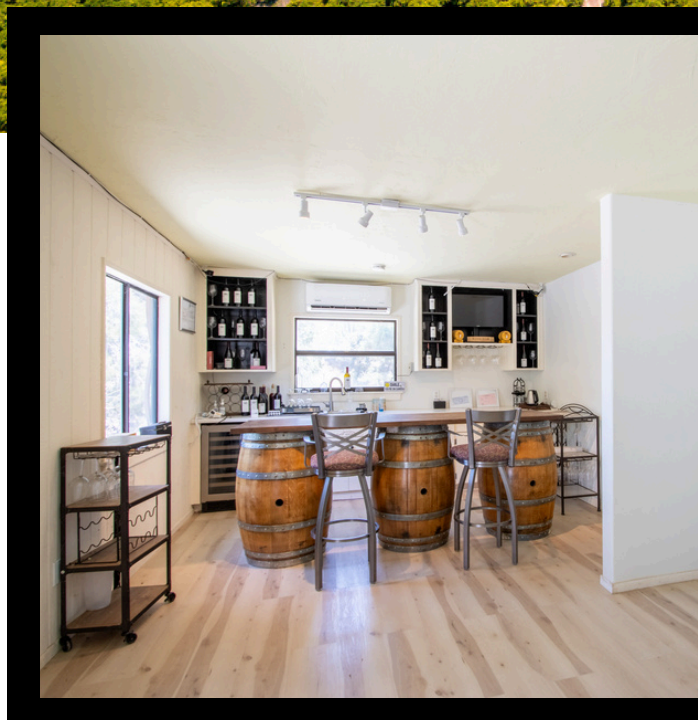
Property Information:

INCREDIBLE 20-ACRE WINE COUNTRY ESTATE - PLUS INCLUDES A CLASS 1 WINERY APPROVAL from the County of Riverside. Main House is an adorable Country House with approx. 3,159sf - with a Giant Master Suite and a Large guest quarters - 2.5 baths. Country Chic theme with decor and charming finishes. Large cozy fireplace. Property is on multiple high-producing wells. Majority of property is planted with red grapes, and numerous mature trees and fruit trees abound. High plateaus with gorgeous views in all directions. Separate 1700sf building converted into Wine production, wine storage, and private tasting room. Additional outbuildings for storage. A Class 1 Winery allows for crushing, fermenting, bottling, and processing grapes into wine. This site has great potential for many uses. Horses allowed. Potential expansion to a Class II Winery. Be close to everything, yet have tons of privacy on your own 20-acre estate.

Features:

- 2 Bedrooms | 2.5 Bathrooms
- 3,159 Sq. Ft. | 18.76 Acres
- Class 1 Winery Approval
- Vineyard
- Private Wells
- Separate Winery & Tasting Room
- Horses Allowed
- Valley & Vineyard Views







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