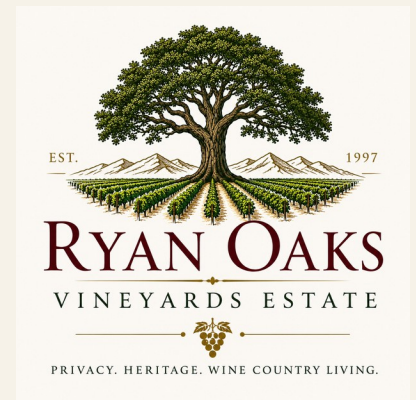


RYAN OAKS

VINEYARDS ESTATE

A PRIVATE 20-ACRE VINEYARD RETREAT

In the heart of California's Shenandoah Valley AVA



VINEYARD VIEWS • RESORT-STYLE POOL • COMPLETE PRIVACY

A Legacy Estate in California Wine Country

Located in the heart of the Shenandoah Valley AVA at the end of a private quarter-mile driveway, Ryan Oaks combines a producing vineyard, gracious accommodations, equestrian possibilities and modern resilience in one remarkable setting. Surrounded by celebrated wineries yet removed from tourist traffic, the estate offers the freedom to live, work, entertain and recharge at your own pace.

20 ACRES

Private land, mature trees, open pasture and a seasonal pond.

10-ACRE VINEYARD

Producing Zinfandel, Primitivo and Syrah Noir vines.

LUXURY & FLEXIBILITY

Four-bedroom residence, guest apartment, barn and extensive storage.

THE RYAN OAKS WAY OF LIFE

Country living, elevated.



A welcoming residence designed for gathering, retreat and connection.



Light-filled rooms frame vineyards, mountains and the changing seasons.

Imagine Your Days Here

Mornings begin with birdsong, coffee and views across vineyard rows toward the Sierra Nevada. Afternoons unfold beside the waterfall pool, in the garden, along the trails or among nearby tasting rooms. Evenings invite relaxed meals on the patio, wine from the cellar and sunsets beyond the Coastal Range.

At approximately 1,500 feet, Ryan Oaks enjoys four distinct seasons - spring wildflowers, warm summer days, a colorful harvest and the occasional winter snowfall.



ESTATE ADVANTAGES

- Two master suites and two full-size bedrooms with private baths
- Commercial-inspired kitchen and underground wine cellar
- Private apartment or executive office with full bath and kitchenette
- Three-stall barn with barndominium potential, subject to approvals
- Whole-house generator, 750 gallons of propane and fiber connectivity
- New roof (2025), new water treatment (2026), serviced septic
- Pool with waterfall, gas and electric heat, automated chemistry and UV treatment

Privacy without isolation

Ryan Oaks offers something increasingly rare: the freedom to enjoy complete privacy without giving up comfort, connectivity or access to California wine country.

A place where vineyards flourish, traditions are created and every sunset welcomes you home.