

Peace of Paradise



Surrounded by thousands of acres of silence, Lake Sonoma Ranch Estates seems worlds away, yet is just 15 minutes from Healdsburg—a place *Newsweek* calls a last piece of California paradise.

High in the rolling hills above lush Dry Creek Valley, Lake Sonoma Ranch Estates is the *only* residential development offering estate-size parcels with views of Lake Sonoma.

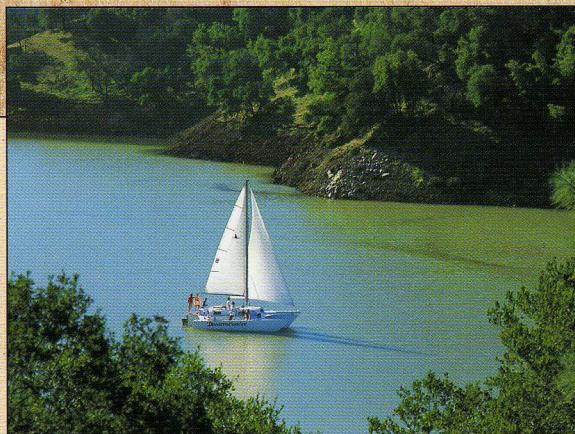
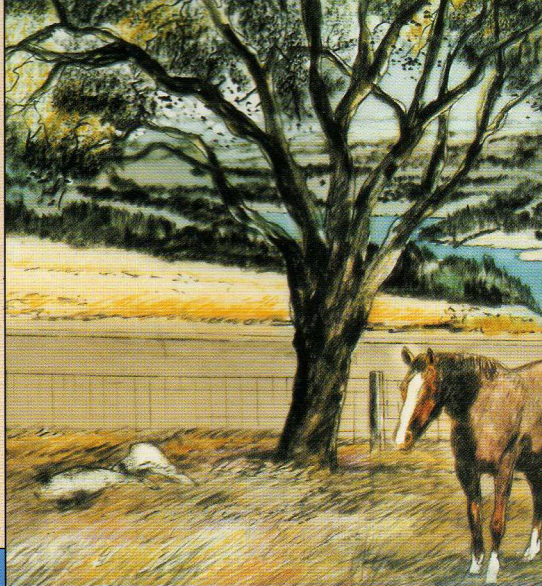
L A K E
SONOMA



R A N C H
ESTATES

plendor In The Grass.

A fawn siestas in a field of wild oats. A falcon makes an evening foray over Lake Sonoma. A racoon fishes a stream. You're worlds away, yet minutes from town. At Lake Sonoma Ranch Estates, you can hike along a deer trail, picnic in a glen, or ride through majestic stands of oaks and redwoods.





L A K
SONOM



R A N C
ESTATI

LAKE SONOMA RANCH ESTATES

*Peaceful meadows and quiet woods to call home.
A paradise where worries fall away.*



For Miles And Miles.

That's how far you can see from the ridges of Lake Sonoma Ranch Estates. You'll enjoy uninterrupted views of sapphire-blue Lake Sonoma, famous mountain peaks, and acres of sky.

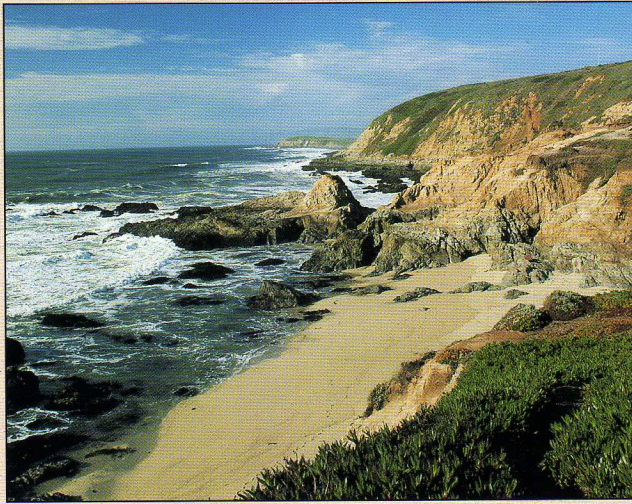
Eclipsing all other estate acreage, Lake Sonoma Ranch Estates encompasses some 1,346 acres of unspoiled land with riveting views of Lake Sonoma.

Straddling the highest ridge above lush Dry Creek Valley—renowned world-wide for its premium wine grapes—Lake Sonoma Ranch Estates is perfect horse country. And, it is just 15 minutes west of Healdsburg and 30 minutes from Santa Rosa.

Take up residence beneath the oaks, on a hill, or in a meadow at Lake Sonoma Ranch Estates, and the world will seem a perfect place. A place where life in the fast lane is a flock of wild turkeys ambling along a deer trail to a stream.

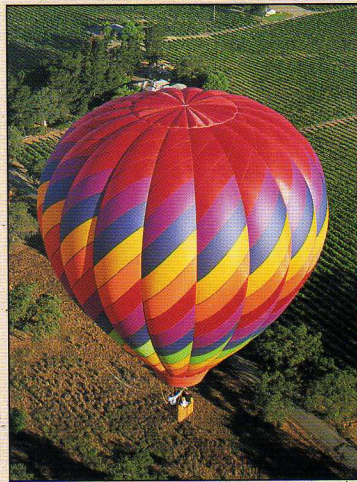


Worlds away—yet minutes from i



At High Tide.

Visit the breathtaking Sonoma County coast—a half hour from Lake Sonoma Ranch Estates. Scenic routes from Healdsburg to the sea meander past apple orchards, quaint inns, unassuming art galleries, dairies, horse farms, and sheep ranches.



The Sky's The Limit.

Hot air balloons drift lazily over Sonoma County's hills and valleys, adding rainbows of color to the skies year-round.

ROOM TO ROAM

The 11 ranch sites at Lake Sonoma Ranch Estates are ideally suited for horses. Parcels range from 35 to more than 256 acres. *They are the last of their kind:* Zoning changes in the area mean only larger parcels will be available in the future.

Lake Sonoma Ranch Estates is the only residential development with views of Lake Sonoma. Far-reaching views that say you've arrived.

All parcels have large county-approved building envelopes. Electricity, telephone service and proven water sources will serve the homesites, enabling you to build without delay at Lake Sonoma Ranch Estates.

The drive to and from Lake Sonoma Ranch Estates is pleasant throughout the year. The roadway



**DEVELOP
Sonoma**

3550 Route 101
Santa Rosa, CA 95405
(707) 527-1234
(707) 527-1234

Community
Copywriting

Information

-town amenities.

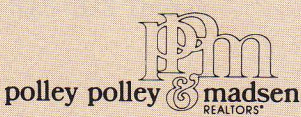


Birdies And Bogies.
Sonoma County boasts 10 golf courses, many within minutes of Lake Sonoma Ranch Estates. The area also offers a wealth of additional recreational activities.

Put down roots alongside these stately oaks and tall redwoods. Meet your neighbors, the fawns. Watch eagles and falcons soar in the sunlight. All at Lake Sonoma Ranch Estates, the *only* residential development that offers estate-size parcels with views of Lake Sonoma.

Discriminating buyers who would like to preview this unequalled estate ranch acreage should contact their Realtor or:

Ann Harris, Realtor
(707) 823-8567
(707) 823-9159 Telefax
220 Petaluma Avenue
Sebastopol, CA 95472



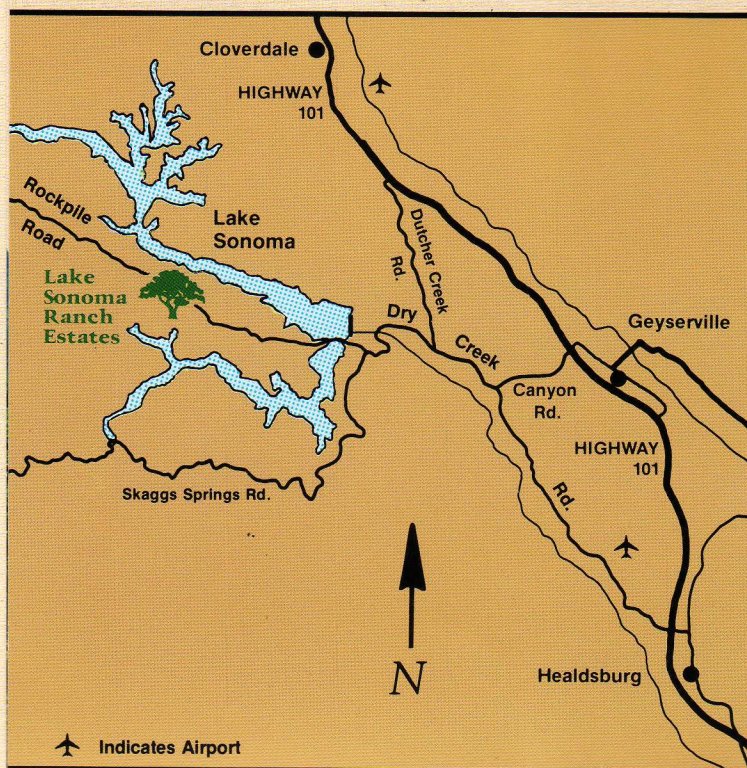
Take A Jet Plane.
The only major coastal commercial airport between San Francisco and Eureka, the Sonoma County Airport is just 20 minutes from Lake Sonoma Ranch Estates.



Where eagles soar.



Looking down at the 1,346 acres of Lake Sonoma Ranch Estates as eagles do, the 11 ranch sites can be seen spreading out north and south of Rockpile Road. The northern sites overlook Lake Sonoma and look toward rugged Prichett Peaks and Geyser Peak, with Mount St. Helena as a backdrop. The southern sites sweep down to Rancheria Creek and face heavily forested Walters Ridge, Lyle Ridge, and Eagle Rock. The majority of the ranch sites enjoy Lake Sonoma views. Most have streams and are ideal for horses.



Locale

In the heart of Sonoma County's Wine Country—reputed to produce more award-winning wines than any other U.S. county—Lake Sonoma Ranch Estates is located west of Healdsburg and is an easy one-and-one-half-hour drive north of San Francisco.

Directions to

Lake Sonoma Ranch Estates

From Highway 101 North or Highway 101 South, take the Dry Creek exit, and turn west onto Dry Creek Road. Remain on Dry Creek Road through Dry Creek Valley. At Lake Sonoma Marina, go straight on Rockpile Road. Continue on Rockpile Road 4.5 miles to Lake Sonoma Ranch Estates.

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Santa Rosa
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Community
Copywriting

Information



Area Statistics

Demographics:

SONOMA COUNTY: The northernmost of the nine San Francisco Bay Area counties, Sonoma County is 50 miles north of San Francisco. Its western border is the Pacific Ocean, and elevations range from sea level to 4,000 feet. The county encompasses 1,598 square miles—more land than any other Bay Area County—and has the smallest ratio of developed land. Sonoma County's population is in excess of 385,000.

Agriculture and tourism are the main industries with retail trade, service industries, and manufacturing lending diversification. Hewlett-Packard and Optical Coating Laboratories are among the county's largest employers. A large portion of the county's residents commute to jobs in San Francisco.

There are eight incorporated cities in Sonoma County. Santa Rosa, the county seat, is the largest Bay Area city north of San Francisco and has a population of more than 112,000.

HEALDSBURG: Situated between Fitch Mountain to the east and a range of low mountains to the west, Healdsburg is 14 miles north of Santa Rosa and 70 miles north of San Francisco. It encompasses approximately 299 acres, has a population of 9,200, and a greater trade area of 30,000. Healdsburg has 755 businesses, which employ 4,500 people.

Climate

Sonoma County's weather is Mediterranean-like with mild temperatures and moderate precipitation. Healdsburg weather is snow free and smog free! Summer temperatures here range from 70 to 95 degrees Fahrenheit. Winter temperatures range from 28 to 60 degrees Fahrenheit, and the average winter rainfall is 40 inches.



Schools

The Cloverdale school district has two public elementary schools, a public high school and two private schools. Geyserville's public school system includes an elementary school and an educational park devoted to a middle school and a high school. Nearby Healdsburg has a total of nine elementary and secondary schools, both public and private. Santa Rosa Junior College is one of the highest-ranking community colleges in the state. Sonoma State University, a four-year state college, is located in Rohnert Park, 22 miles south of Healdsburg.

Library

The new 11,400 square-foot Healdsburg library, part of the Sonoma County Library system, has a book capacity of 35,000 and has 15,000 volumes for children.

Medical Facilities

There are eight major hospitals in Sonoma County. A \$45 million dollar Kaiser Permanente Medical Center, the newest hospital in northern California, is located in Santa Rosa. It has 106 beds and features a birth center, newborn nursery, surgery sites, diagnostic radiology, and 24-hour emergency service. Healdsburg General Hospital, a full-service, acute care facility, provides 24-hour emergency care and also operates a physician referral service.

Churches

Healdsburg is home to 16 churches of various denominations.

Fire/Paramedic/Police

The Cloverdale Fire District provides fire protection and paramedic services to the Lake Sonoma Ranch Estates area. Paramedic service to the area also is provided by a private Healdsburg ambulance service. Law enforcement to Lake Sonoma Ranch Estates and vicinity is provided by the Sonoma County Sheriff's office.

Restaurants

Santa Rosa and Healdsburg offer an abundance of award-winning restaurants, many specializing in cuisine prepared from local farm products. Healdsburg alone has well over 16 fine eating establishments, ranging

from sandwich shops, gourmet delicatessens, and coffee houses to steakhouses and elegant inns. Most offer a wide selection of Sonoma County wines.

Movie Theatres

There are four movie theater complexes in Santa Rosa. The Raven, located in downtown Healdsburg, doubles as a movie theater and as a stage for live performances.

Performing Arts Centers

Luther Burbank Center for the Performing Arts in Santa Rosa, one of the largest entertainment facilities north of San Francisco, occupies 53 acres. It is the site for a wide variety of important cultural events. Community theater groups, symphony orchestras, ballet troupes, and opera companies are among the many regular performers.

The Dorothy Rohnert Spreckels Performing Arts Center in Rohnert Park is the area's newest cultural center. The North Coast Ballet, Rohnert Park Symphony, and Pacific Alliance Stage Company call this fine new facility home.

Regional Shopping

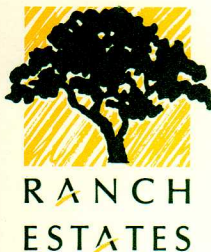
Two regional shopping malls, Coddington and Santa Rosa Plaza, are located in Santa Rosa. Shops and boutiques carrying antiques, books, ceramics, clothing, jewelry, gifts, stationery items, business products, home appliances, furniture, housewares, toys, pet supplies, foodstuffs, and much more abound in Healdsburg.

Airports

The Sonoma County Airport, the only commercial coastal airport between San Francisco and Eureka, is in Santa Rosa, 20 minutes from Lake Sonoma Ranch Estates. The Healdsburg Municipal Airport is located north of Healdsburg, 10 minutes from Lake Sonoma Ranch Estates. San Francisco International Airport, south of San Francisco, is two hours from Healdsburg.

Recreation

Sonoma County boasts more than 26,000 acres of parklands. Bicycling through the Wine Country around Healdsburg is enjoyable year-round, as is hot-air ballooning. Lake Sonoma, 11 miles west of Healdsburg and



Highlights

Location

- In the heart of the Wine Country above Dry Creek Valley.
- Adjacent to parklands and an 8,000-acre wildlife reserve.
- 1½ hours north of San Francisco.
- 30 minutes north of Santa Rosa.
- 20 minutes from Sonoma County Airport.
- 15 minutes west of Healdsburg.
- 10 minutes from Healdsburg Municipal Airport.

Sites

- Total approximately 1,346 estate acres.
- 11 ranch sites, ranging from 35 to more than 256 acres.
- All sites have large level building envelopes that maximize views.
- Future enclave of prestigious homes and getaway retreats.
- Native stone entrance monuments.

Terrain

- Woods, meadows, and pastureland.
- Varied—gently rolling to steep ravines.
- Suitable for horses.
- Vineyard potential.
- Rancheria Creek and streams.
- Vegetation includes black oak, tan oak, redwood, fir, pepperwood, laurel, madrone, and manzanita trees plus various wild grasses.

Wildlife

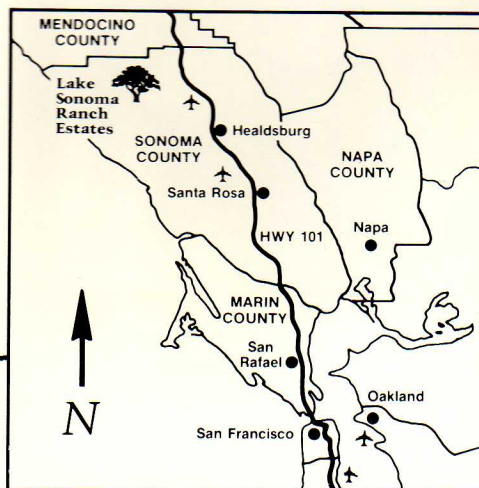
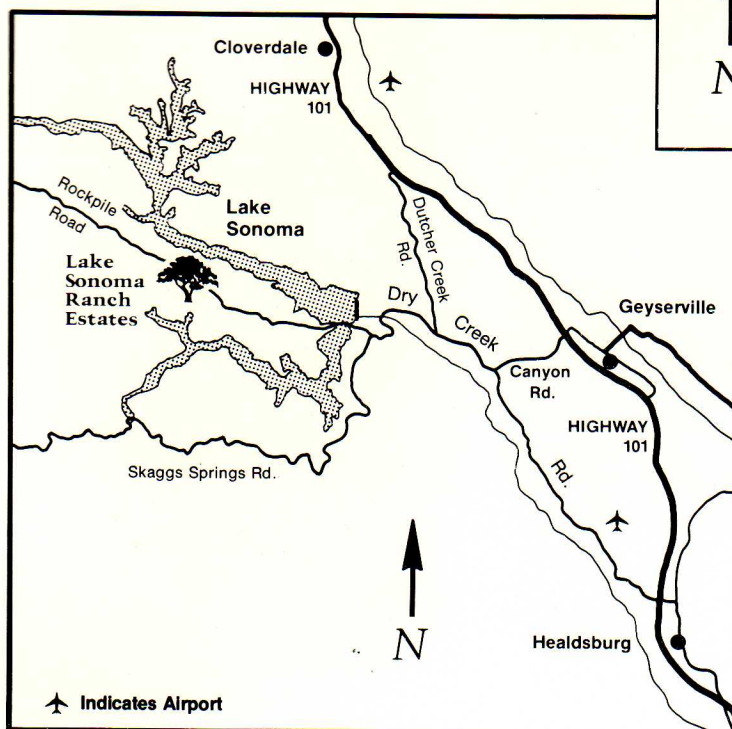
- Deer, wild boar, wild turkeys, pigeon, dove, quail, racoons, bobcats, coyotes, eagles, osprey, and peregrine falcons.

Amenities

- 4.5 miles from Lake Sonoma Marina.
- Adjacent to Lake Sonoma Recreation Area with 40 miles of hiking and bridle trails.
- Close proximity to 10 golf courses.
- Minutes from 29 area wineries.
- 360-degree mountain panoramas.
- Views of Lake Sonoma.

Utilities

- All sites have county-approved percolation tests.
- All sites have county-approved water sources.
- All sites will have electric power and telephone service.



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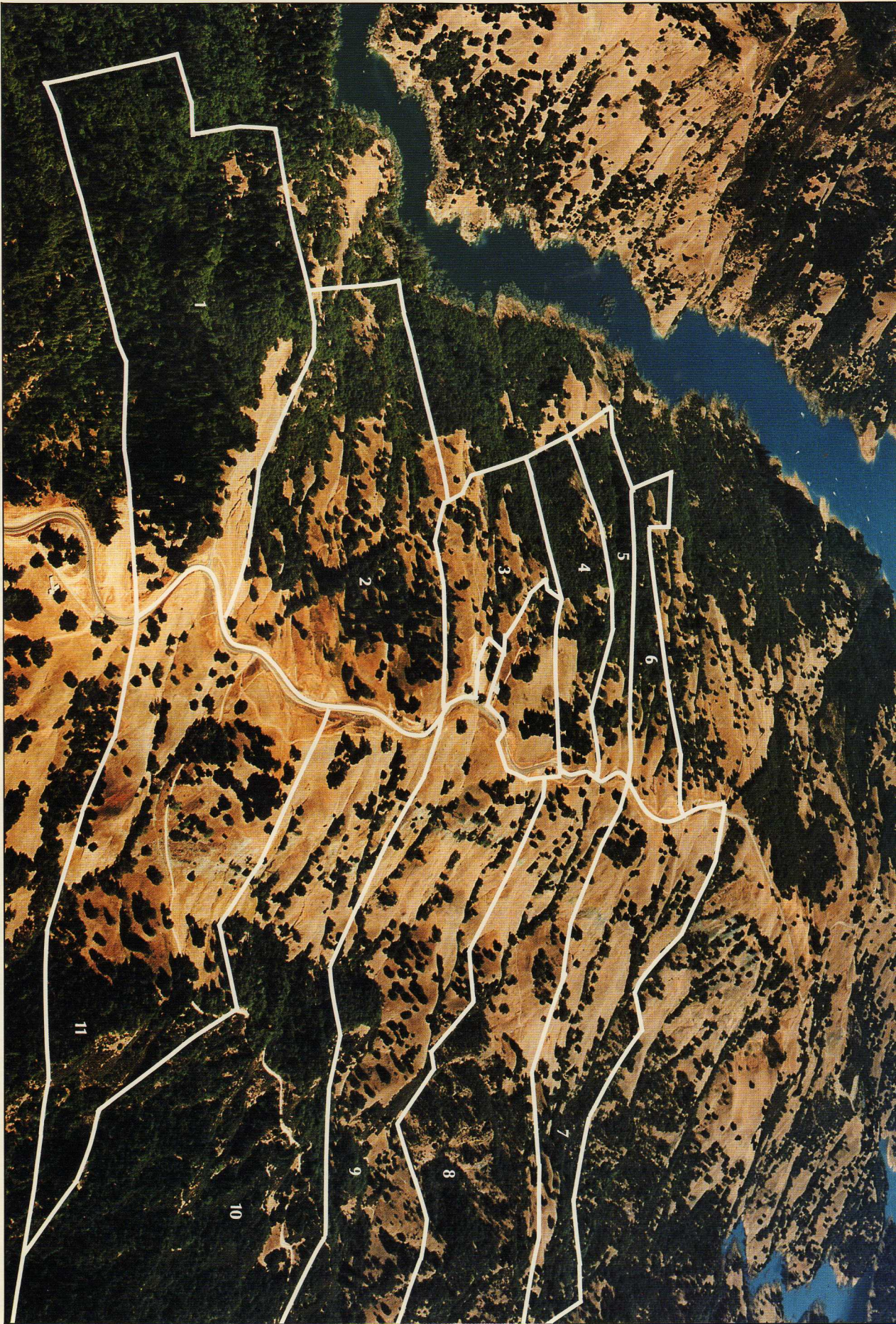
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Site Information



SITE INFORMATION

Lot	Approx. Size	Well Depth ¹	Septic Approval Type ²	Approx. Elevation Variation
Lot 1	143 acres	117	Pressure Distribution	700'-1400'
Lot 2	116 acres	180	Standard On-Site	750'-1300'
Lot 3	35 acres	189	Standard On-Site	950'-1200'
Lot 4	59 acres	114	Landfill	725'-1200'
Lot 5	56 acres	80	Landfill	700'-1200'
Lot 6	65 acres	173	Pressure Distribution	700'-1200'
Lot 7	172 acres	114 & 246 ³	Standard and Landfill	700'-1325'
Lot 8	165 acres	190	Pressure Distribution	650'-1200'
Lot 9	256 acres	95	Pressure Distribution	600'-1225'
Lot 10	182 acres	121	Standard On-site	800'-1300'
Lot 11	90 acres	156	Landfill	850'-1350'

¹ Pump Test Reports Available

² Percolation Test Reports Available

³ Site Includes Two Wells



PRICING INFORMATION

Lot Number	Approximate Size	Price ¹
Lot 1	143 acres	\$595,000. (Reserved)
Lot 2	116 acres	450,000.
Lot 3	35 acres	399,000.
Lot 4	59 acres	425,000.
Lot 5	56 acres	399,000.
Lot 6	65 acres	425,000.
Lot 7	172 acres	595,000.
Lot 8	165 acres	499,000.
Lot 9	256 acres	545,000.
Lot 10	182 acres	499,000.
Lot 11	90 acres	595,000. (Reserved)

¹ Prices subject to change without notice.

adjacent to Lake Sonoma Ranch Estates, covers 2,700 surface acres and has myriad coves. The lake is ideal for boating, sailing, waterskiing, windsurfing, fishing, and swimming. The surrounding Lake Sonoma Recreation Area has 40 miles of hiking and riding trails, a wildlife reserve, and plenty of picnic spots and campsites.

Armstrong Redwoods State Reserve in Guerneville and Annadel State Park in Santa Rosa also offer miles of hiking and bridle trails. The Russian River is another favorite

spot for fishing and swimming, as well as for canoeing. There are a half-dozen lighted tennis courts available for public use at Healdsburg city parks and schools. Sonoma County features 10 challenging golf courses.

Lodging

In and around Healdsburg are fourteen quaint and quiet bed-and-breakfast inns. In addition, there are three motels, vacation rentals, and eight campgrounds and recreational vehicle parks.

FREE OFFER!

L A K E
SONOMA



R A N C H
E S T A T E S

We have a limited number of Lake Sonoma Ranch Estates brochures available. To reserve yours, complete and return this card today.

Please tell me more about the estate acreage available at Lake Sonoma Ranch Estates in Healdsburg, California.

Name _____

Title _____

Company _____

Address _____

City _____ State _____ Zip _____

Phone: Office () Residence ().

Telefax () _____

Ann Harris, Realtor, Polley Polley & Madsen Realtors
220 Petaluma Avenue, Sebastopol, CA 95472 (707) 823-8567