



## The Glass House

Sonoma County, California

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## Introduction



The Glass House is perched on a rocky point on the Sonoma Coast, you will be in awe of floor to ceiling windows that look out into the great Pacific Ocean. Hear the waves crash against the rocks, watch the pelicans dive for fish, see a grey whale spouting, breaching or fluking. This is truly a one of kind special place.

The Golden Gate Bridge is less than one hour and 50 minutes. If you need to catch a commercial plane you can be in Santa Rosa in about an hour. If you have your own plane, Sea Ranch(membership) is just 16 miles away. Imagine sitting in a hot tub with the ocean as your back yard and feel the ocean mist on your face as you watch the incredible sunsets disappears into the horizon. Activities are endless, fish of your front porch, go abalone diving in your own secret cove, go kayaking from your own beach, visit wineries just minutes away, hike the endless coastal trails, play golf at sea ranch(membership), or just enjoy a book in front of the fire.

Because this is such an iconic and valuable property entry is by *appointment only to qualified buyers* . Call Broker Todd Renfrew, to see the unique property.

**This is a once-in-a-lifetime opportunity.**



## Size and Description



The property has two tax parcels.

109-440-009 3.05 acres and 109-440-010 .05 acres.

The zoning is RR CC which is rural residential district. The land use is RR 20. The tax rate is 1.042000. The fire district is Timber Cove FPD. The elementary school district is Fort Ross and the High School district is West Sonoma Union. The LAT/Long(parcel center): 38.540475.-123.286778

As drive down the private driveway you will be greeted by a beautiful stainless steel gate. You will enter a nice landscaped area where you will park your car and walk down the private path to the home. One of the unique features of this 3.1 acre property is that it has a private historical cemetery. Ansel Adams took several photos of the property and called it cemetery point. In 1964, famed architect Richard Clements Jr, designed and built the glass house. Clements was inspired by Frank Lloyd Wright's organic architectural style. Clements is known worldwide for designing and building the Timber Cove Inn just minutes from the property.

## Water and Utilities



The owner did extensive improvements to the property and everything is first class. Power is provided by PG&E, the transformer is located on the road side of the parcel and goes underground to the home. They have a 40kw back up propane generator that automatically kicks on with a power outage. Water is provided by the Timber Cove Water District. The engineered septic tank and leech lines are located on the road side parcel. Propane is used for the gas water heater, radiant heat, generator and stove. The owners use Direct TV and have an internet connection. They have a land line and cell phone's work at the home.





## Home



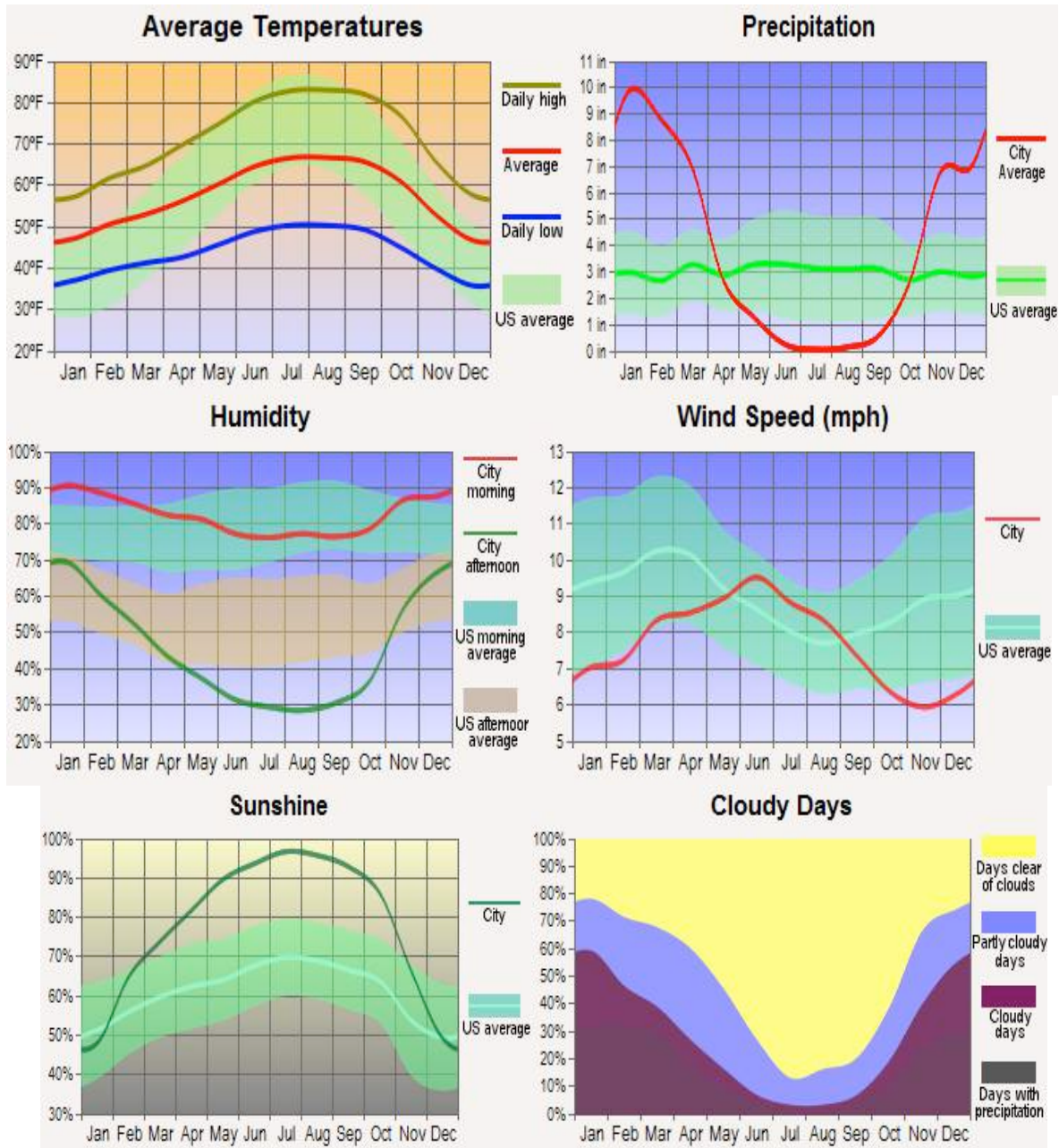
The original home was built in 1964 and is approximately 1200 sq. ft. The home has one bedroom, one bathroom, living room, kitchen, dining area and hall way. The current owner has completely rebuilt the home and infrastructure. No expense was spared to bring this home to the 21st century. New decks, incredible custom built hot tub, radiant heating, built in oven, built in refrigerator, granite and marble counter tops, huge skylight, new floors, wiring, plumbing, even changed the house service from 110 volts to 220 volts, siding, roof, you name it, the owner replaced it.



## Weather and Sonoma County







### **Climate in Sonoma County**

Sonoma County's natural beauty and moderate temperatures seldom dip below freezing, even in the winter. The area's 25- to 30-inch annual rainfall happens primarily from November through April.

#### **January – Average high /low**

Inland: 90 F (32 C) / 52 F (12 C)

Coast: 80 F (26 C) / 48 (8 C)

#### **July – Average high /low**

Inland: 58 F (14 C) / 36 F (2 C)

Coast: 56 F (13 C) / 35 F (2 C)

### **Coastal Weather**

Temperate year-round, the weather on the Sonoma Coast follows a pattern of maritime fog in the morning which gives way to California sunshine around noon. When inland valleys heat up, the coast remains cool. The weather can be changeable; layered clothing is recommended.



**Sonoma County as noted in part from the Visitor's Bureau:**

With more than 425 wineries, miles of rugged Pacific coastline, towering redwood forests, and its close proximity to San Francisco's Golden Gate Bridge, Sonoma County is a traveler's dream vacation spot in California. Sonoma County represents the best of Northern California — premium wine, farm-to-table dining, unique resorts and spas, and over 50 state and regional parks. Breathtaking Highway 1 delights visitors with crashing waves, sea lions and otters sunning on the beaches, and fantastic sunsets that color the sky in brilliant hues. Tasting rooms in the world-class Sonoma wine region range from simple and rustic to elaborate wine castles.

***Wikipedia notes in part:***

**Sonoma County** is a county in the U.S. state of California. As of the 2010 United States Census, its population was 483,878.<sup>[3]</sup> Its county seat and largest city is Santa Rosa.<sup>[5]</sup> It is located to the north of Marin County and the south of Mendocino County. It is west of Napa County and Lake County. Sonoma County comprises the Santa Rosa, CA Metropolitan Statistical Area, which is also included in the San Jose-San Francisco-Oakland, CA Combined Statistical Area. It is the north western most county in the nine-county San Francisco Bay Area region.

Sonoma is the southwestern county and largest producer of California's Wine Country region, which also includes Napa, Mendocino, and Lake counties. It



possesses thirteen approved American Viticultural Areas and over 250 wineries. In 2002, Sonoma County ranked as the 32nd county in the United States in agricultural production.<sup>[6]</sup> As early as 1920, Sonoma County was ranked as the eighth most agriculturally productive US county and a leading producer of hops, grapes, prunes, apples, and dairy and poultry products,<sup>[7]</sup> largely due to the extent of available, fertile agricultural land in addition to the abundance of high quality irrigation water. More than 7.4 million tourists visit each year, spending more than \$1 billion in 2006. Sonoma County is the home of Sonoma State University and Santa Rosa Junior College.







### Offering Price

Please call us for a price.

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