



**California**  
**OUTDOOR PROPERTIES**

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# Upper 40

**40 +/- acres La Honda, CA**  
**San Mateo County**



EXCLUSIVE PARTNER OF

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## Introduction

Nestled into your favorite comfy chair, feet propped up, glass of wine in one hand and a book in the other, you gaze out over the Santa Cruz Mountains from your hilltop estate. This is what awaits you in this spectacular property in La Honda, CA. This property's central location provides ideal access to major Bay Area cities: 43 miles to San Francisco, 35 miles to San Jose, and 18 miles to Palo Alto; and is located amongst some of the finest wineries in Northern California. 40 acres of land provide just the right level of privacy. Use this property for building a custom residence or relaxing from the frenetic pace of nearby metropolitan areas.



## Location

This unrivaled location in San Mateo County in the San Francisco Bay Area provides easy access to nearby metropolitan areas. This property is equidistant (34 miles) from both the San Jose International and San Francisco International Airports. Oakland International Airport is 51 miles from the property. San Carlos Airport provides additional air service, 21 miles from the property, as well as Palo Alto Airport of Santa Clara County, 23 miles from the property. The closest school would be 0.72 miles away in the town of La Honda. From the north, take US-101 South to I-280 South. Take exit 24 to Sand Hill Road. Turn right onto Portola Road, and then a sharp left onto CA-84 West. Turn left onto CA-35 and then right onto Rapley Ranch Road. Turn left onto Fern Hollow Road. From the south, take I-280 North. Take exit 24 to Sand Hill Road. Turn right onto Portola Road, and then a sharp left onto CA-84 West. Turn left onto CA-35 and then right onto Rapley Ranch Road. Turn left onto Fern Hollow Road.





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## Highlights

- Idyllic hilltop building site
- Unparalleled views of the Santa Cruz mountains
- Beautiful views of the neighboring vineyards
- Located in the San Francisco Bay Area
- Minutes from major metropolitan areas
- Peaceful and private
- Flanked by noteworthy winery
- Located near world class Northern California wineries







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## Size and Zoning

This 40 +/- acre property consists of one parcel.

APN#	Acres:	Zoning:
078-230-140	40	RM

Single-family residence development is allowed. The Resource Management (RM) zoning is governed by Section 6310 of the San Mateo County Zoning Regulations. Please refer to this regulation for detailed information on zoning for this property.

Current Property Taxes: \$2853







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## Activities

This is an oenophile's paradise. Within minutes you may enjoy world-class wineries such as: Clos De La Tech, Thomas Fogarty, Ridge, Martella, and LaHonda. Clos De La Tech is known for Burgundian style Pinot Noir, Thomas Fogarty also produces Pinot Noir and Chardonnay. Ridge Vineyard showcases award winning Cabernet Sauvignon, Zinfandel, and Chardonnay, while Martella and La Honda Wineries round out the choices by offering a varied selection of varietals (Viognier, Sauvignon Blanc, Pinot Noir, Zinfandel, Syrah, and Cabernet Sauvignon). In addition to tours and tastings, the wineries host events throughout the year.

The size of the property offers the new owner the opportunity to mold this area as they envision. Create an equestrian paradise, hiking trails, family compound, grand estate, or use the property as a get-away from the rigors of daily living.

Wine tasting, hiking, horseback riding, family events, and relaxing, are all within reach of this meditative, picturesque property!





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## Utilities

Currently, there are no utilities on-site. The new owner would initiate percolation testing, well drilling, and power to the home-site.







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## About La Honda:

La Honda is located in the southern portion of San Mateo County. Situated between the Santa Clara Valley and the Pacific coast of California in the heart of the Santa Cruz Mountains, the town has a population of 928, as of the 2010 census. La Honda is home to a number of famous individuals: Ken Kesey (author of *One Flew Over the Cuckoo's Nest*), Neil Young (singer and songwriter and former member of Crosby, Stills, Nash, and Young), Joe Cottonwood (author of *Clear Heart*), and Reed Hastings (Chairman and CEO of Netflix) to name a few.



## About Woodside:

Woodside is a small incorporated town in San Mateo County, on the San Francisco Peninsula. The population of the town was 5287 as of the 2010 census. Woodside is home to many horses and is among the wealthiest communities in the United States. Numerous residents keep horses, and the town government maintains a network of horse trails. A few notable residents include: Joan Baez (folk singer), Larry Ellison (CEO of Oracle Corporation), James Folger (coffee magnate), Willie McCovey (former San Francisco Giants baseball player), Nick Woodman (founder and CEO of GoPro), and Charles Schwab (founder of Charles Schwab Corporation).







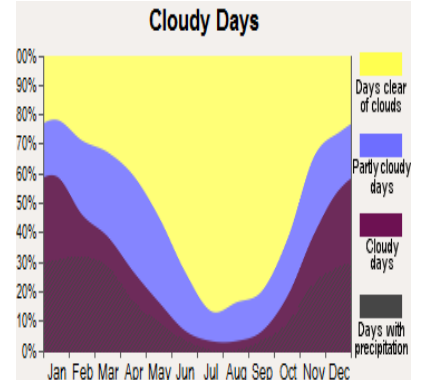
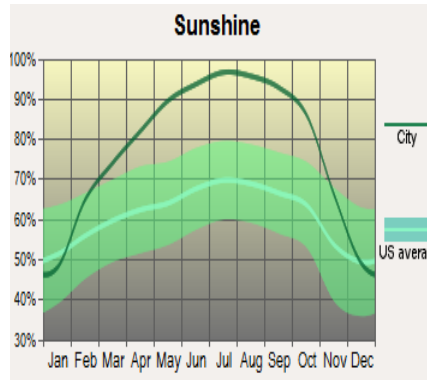
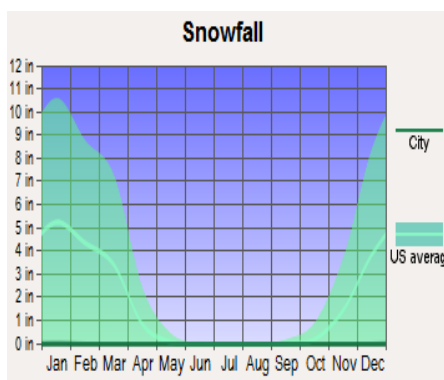
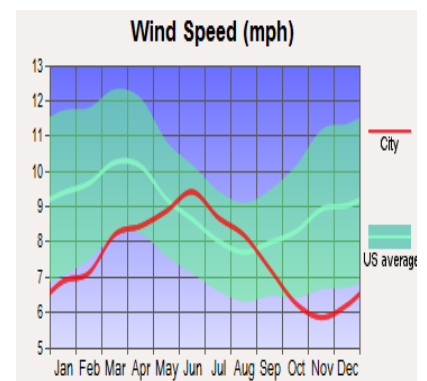
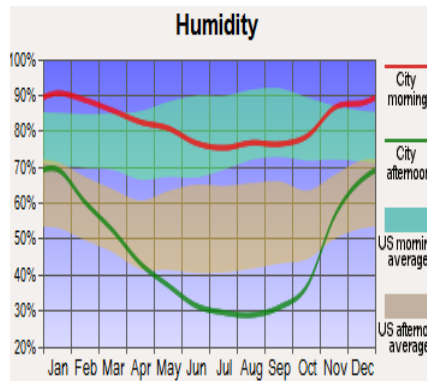
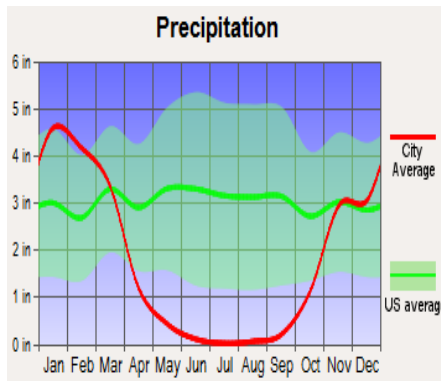
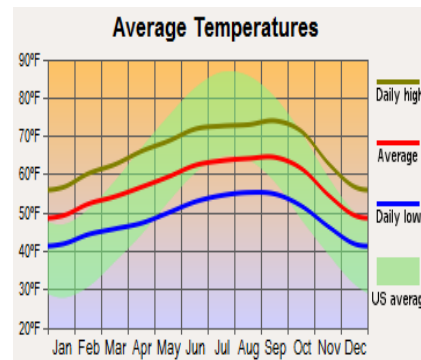
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## San Mateo County and Weather



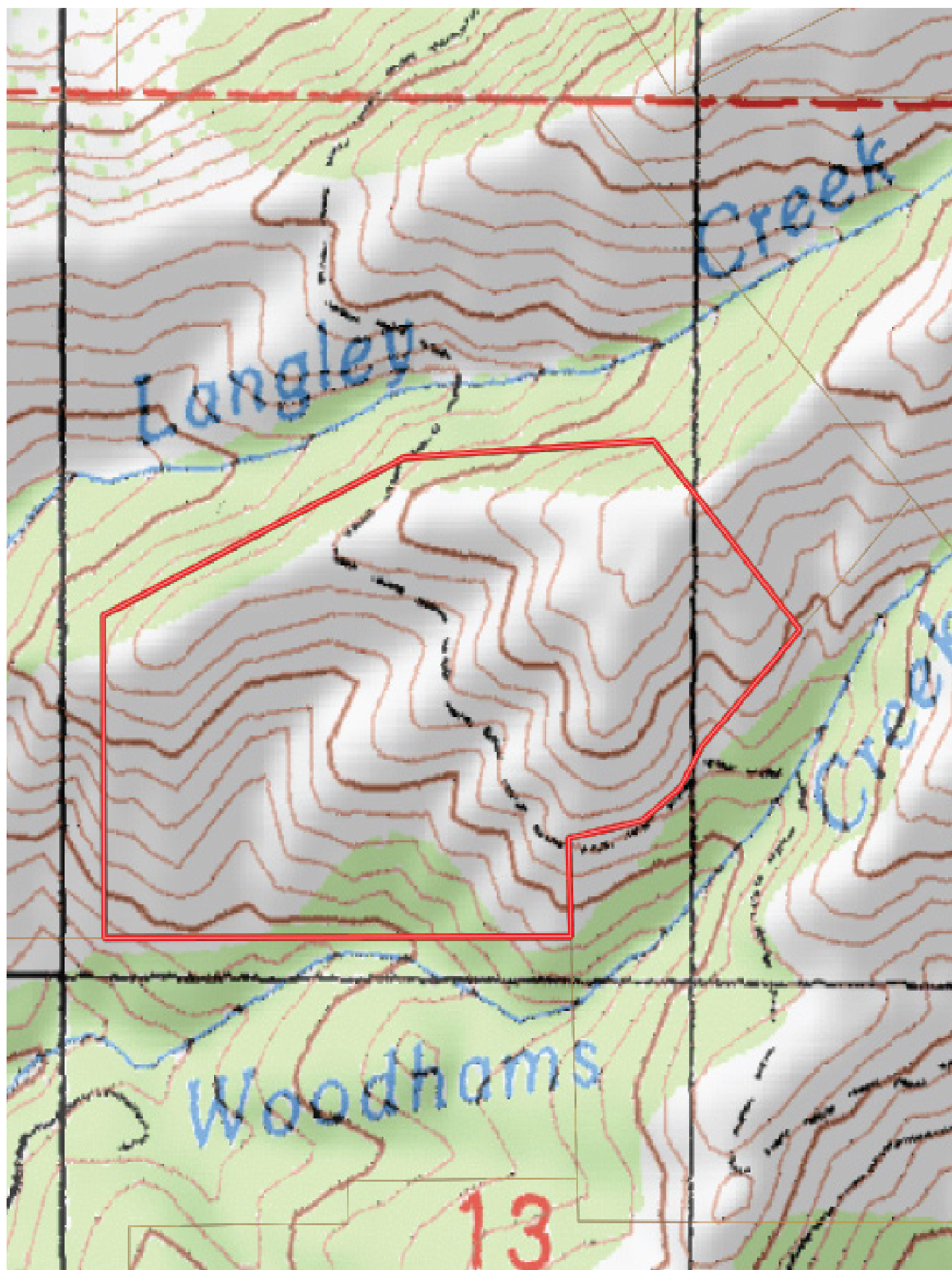
San Mateo County is included in the San Francisco, Oakland, Hayward metropolitan area and is part of the San Francisco Bay Area. Silicon Valley begins at the southern end of the county. The population was 718,451 as of the 2010 census  
Excerpt from Wikipedia

















## **Offering Price**

~ Please call us for a price ~



California Outdoor Properties, Inc is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. however, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.

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