

The Summit

A SOVEREIGN LEGACY ESTATE

Golden
Gate

Sotheby's
INTERNATIONAL REALTY

The Summit is a fully self-sustaining, generational estate designed for individuals who value independence, longevity, and scale—without compromise. An Arcadian retreat all your own: over 1100 acres for hosting the kind of conversations that change minds and build legacies.

THE LAND

- 1,119± acres across 6 APNs
- Access via Sonoma and Petaluma
- 360° panoramic setting with landmark orientation: St. Helena · Mt. Tamalpais · Mt. Diablo · San Pablo Bay · San Francisco
- Williamson Act – enrolled (rolling 10-year agricultural preserve contract)
- Lakes, swimming holes, canyon systems
- 11 of California's 13 native oak species
- 5 million+ seasonal daffodil blooms
- Dry-stacked stone walls throughout
- Deer fencing

INFRASTRUCTURE

Living Structures

- 4 bedroom main house: 4,800 sq ft
- 3 bedroom guest house, built 2016: 2,200 sq ft
- 3 bedroom original homestead, built 1930: 1,400 sq ft
- Conference room: 2,400 sq ft

Storage Structures

- 12 car garage: 2,400 sq ft
- Storage barn: 8,700 sq ft
- Party barn: 1,950 sq ft
- ATV/Quad barn: 950 sq ft
- **Total conditioned space: 14,966 sq ft**

Greenhouses

- 8,500+ sq ft, built 2016
- Hydroponic-ready, climate-controlled
- Retractable sun shades, circulating fans, evap cooling
- Used for
 - Family and private dinners
 - Educational programs
 - Food production

Water

- Multiple wells and spring systems
- Including one high-capacity well: 261 GPM (pressurized at all times)
- 7 water tanks (5,000 gallons each)
- Reverse osmosis filtration system

Power

- 3 generators (diesel + propane), sized to exceed full property demand

Septic

- 3 in-ground septic systems

FIRE & RISK MITIGATION

- 50 ft clearance along all access roads
- 5 ft non-combustible perimeter at every structure
- All building exteriors outfitted with high-capacity sprinklers
- High-capacity well supports all fire systems
- Approved emergency egress route for neighboring estates

AGRICULTURAL CORE

ORCHARD

- 100 trees total (70 fruit, 30 nut): Apples, figs, pears, peaches, nectarines, apricots, plums, pluots, pomegranates
- Greenhouse includes: strawberries, lettuces, chard, potatoes, blueberries, raspberries
 - Edible flowers used for natural pest management
- Bee hives

IMPROVEMENTS & HISTORY

- Current ownership: 12 years
- Over \$33M invested in infrastructure, land, and systems
- Roads, utilities, and water systems rebuilt
- Main residence
 - Original 1950s ranch footprint, fully renovated
 - Expanded ~200 sq ft at entry
 - Positioned for wind protection and commanding views



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