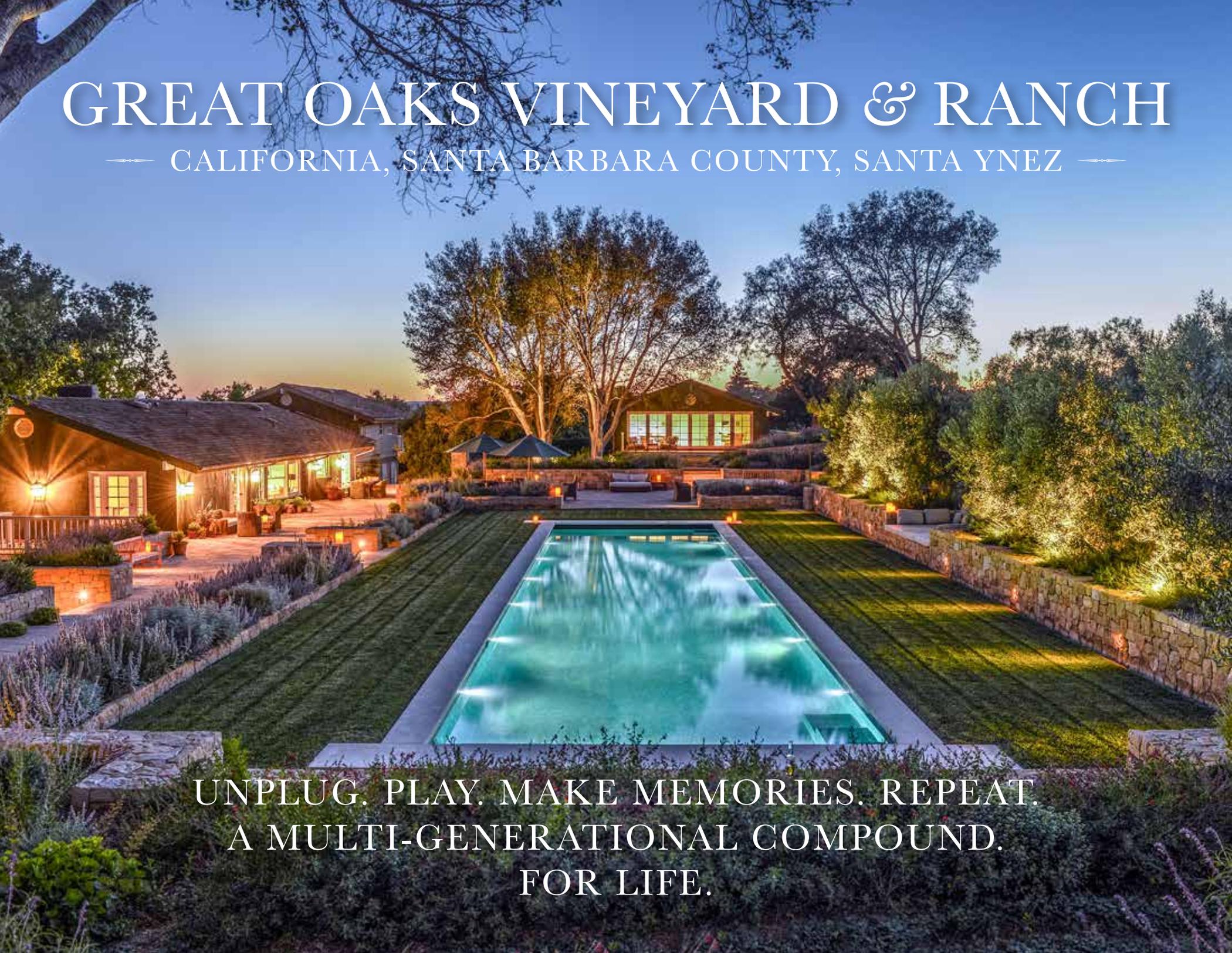


GREAT OAKS VINEYARD & RANCH

— CALIFORNIA, SANTA BARBARA COUNTY, SANTA YNEZ —



UNPLUG. PLAY. MAKE MEMORIES. REPEAT.
A MULTI-GENERATIONAL COMPOUND.
FOR LIFE.

- PRICE UPON REQUEST
- 65 ACRES IN SANTA YNEZ VALLEY
 - 21-ACRE VINEYARD
- MAIN RESIDENCE WITH 4 BEDROOM AND 4 BATHS
 - 3 PRIVATE GUEST HOUSES
- EQUESTRIAN & SPORTING FACILITIES
 - HELICOPTER HANGAR



Welcome to a place that feels more surreal than real. This romantic paradise in the highly sought-after Santa Ynez Valley features all the elements of a truly stunning, one-of-a-kind retreat. Food and wine lovers, equestrian enthusiasts and outdoor sporting types of all ages will pursue their passions all on one breathtaking destination property.

Great Oak's 65 stunning acres offer more than just beautiful views, lush landscapes, and a luxury residence with modern amenities. The mature vineyard and state-of-the-art equestrian and sporting improvements offer the opportunity to unplug amidst a scenic estate designed to reconnect with family and friends.

The vineyard is the backdrop. Planted with 21 acres of Cabernet Franc, Syrah, Cabernet Sauvignon, Sauvignon Blanc and Chardonnay grapes, it provides creative wine-making and income producing opportunities.

The remodeled California ranch-style home and multiple guest accommodations offer more than enough room for everyone to enjoy their private space on the grounds. Family and friends gather around the imported pizza oven, artisan cut stone entertaining terrace, spectacular pool, tennis courts, five-hole golf course, equestrian arena, private fishing pond, and riding trails. Great Oaks offers something for everyone. At your private retreat, each generation will connect with another, to create a lifetime of memories.

As a second home, a corporate retreat or a lifelong residence, Great Oaks is available now to be to be the centerpiece of your lasting legacy. You must feel, touch, experience it to appreciate the magic that is Great Oaks Vineyard & Ranch.

For your private experience, contact:

Ann Abernethy (BRE# 02025372) · 970.300.3310 · ann@rmabrokers.com





VIA BERGAMO

AUGUSTA ROAD









Surrounded by majestic oaks and a landscaped colored by pleasant lavender fields, the ranch-style home offers a place to gather and create new memories with family, friends and all the guests one wishes as there are plenty of accommodations to keep everyone comfortable and entertained. The recently remodeled home features white oaks floors throughout, an open-format floor plan that joins both living and dining areas with full view of an expansive stone terrace through floor-to-ceiling French doors.

Gather with family at the heart of the home, a kitchen, fully equipped with modern appliances or enjoy some fun in the media/game room. At day's end, retreat to the private master suite complete with conveniences such as a walk-in closet, spacious master bath and a private gym. Family and guests can also retreat to their own private quarters in the guest wing, which includes three bedrooms (each with a private bath). A guest apartment sits on the lower level and a three-car garage connects to the main residence.

Waiting outdoors is a wonderland of nature, carefully sculpted and easily admired from the stone entertainment deck with an imported stone pizza oven. All around, the sweeping gardens are reminiscent of Mediterranean splendor in both color and scale and are reflected in the rippling surface of an 82-foot-long swimming pool inlaid with tiles imported from Ravenna, Italy. If one must work rather than entertain, the office offers the same remarkable view—perhaps making work a little less stressful—as well as a guest suite with private bath, sitting area and its own entrance.











Beyond the gardens, the home is complemented by a vast array of additional buildings and amenities. Both equestrians and their horses will be impressed by the 10-stall barn with turnouts and a large, covered arena and spacious pastures in which to run, train and rest. Other improvements include paddocks, a bull ring, two high-volume irrigation wells and a well-stocked fishing pond. A quaint gazebo sits by the waterside and at the end of one of the many walking paths that connect all the facilities and residences, including the three guesthouses.

Well-placed amidst the diverse landscape, these homes echo the beauty and functionality of the main residence. A one-bedroom “Lake” cottage enjoys a waterfront view and a one-bedroom “Manager’s” cottage offers a private location along the scattered oaks. Offering a spacious floor plan reminiscent of the main resident the larger “Lodge” features three bedrooms, two baths, kitchen and living/dining area. A lighted championship tennis/sports court with artificial turf and a five-hole golf course gives sports enthusiasts a chance to enjoy a game or two while overlooking and appreciating the sites and scents of the nearby vineyard.



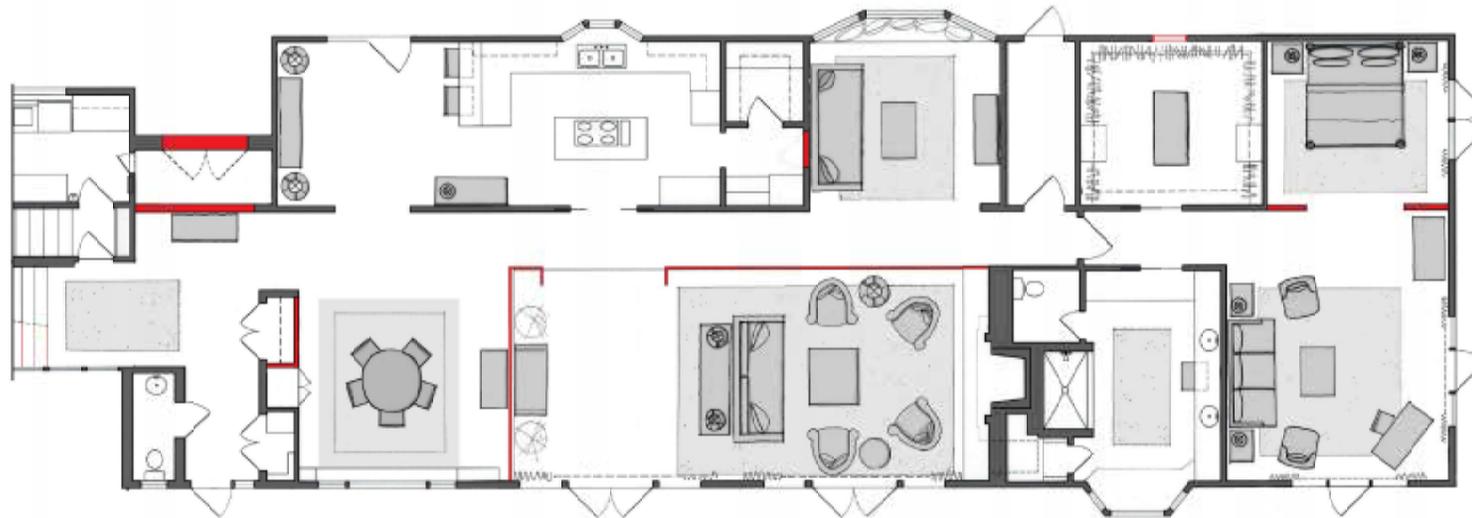
The west-facing slopes rise and fall gracefully and are lined with the familiar sight of a professionally maintained grape vineyard. The plantings not only carry the finest varietal grapes (Syrah, Sauvignon Blanc, Cabernet Sauvignon, Cabernet Franc and Chardonnay), but are bottled by Andrew Murray, one of most notable vintners in the area and a highly respected Santa Barbara Winery. Sipping a glass of quality wine made from grapes in your own backyard will never lose its magic. And Great Oaks offers you the opportunity for many more personal moments; whether it's harvesting vegetables from your own garden, walking with both lavender and laughter in the air or flying in to your private helicopter hangar, this is a private place you will want to share with everyone.





WIMBLEDON ROAD





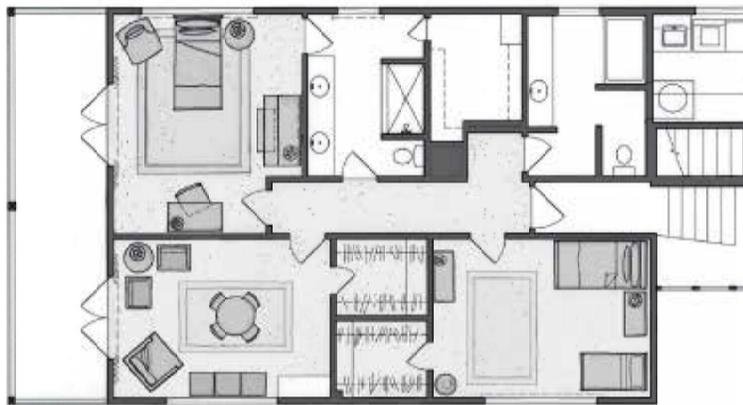
1. MAIN RESIDENCE FURNITURE PLAN

SCALE: 1/4" = 1'-0"

ROBERTS
DESIGN
g r o u p
ARCHITECTURE + INTERIORS, INC.

730 KILSTEN COURT
SANTA BARBARA, CA 93101
805-964-9400 OFFICE
805-227-6993 FAX

GREAT OAKS
190 CALZADA AVENUE
SANTA INEZ, CA 94960
FURNITURE PLAN
MAIN RESIDENCE
(MAIN LEVEL)
MARCH 29, 2015



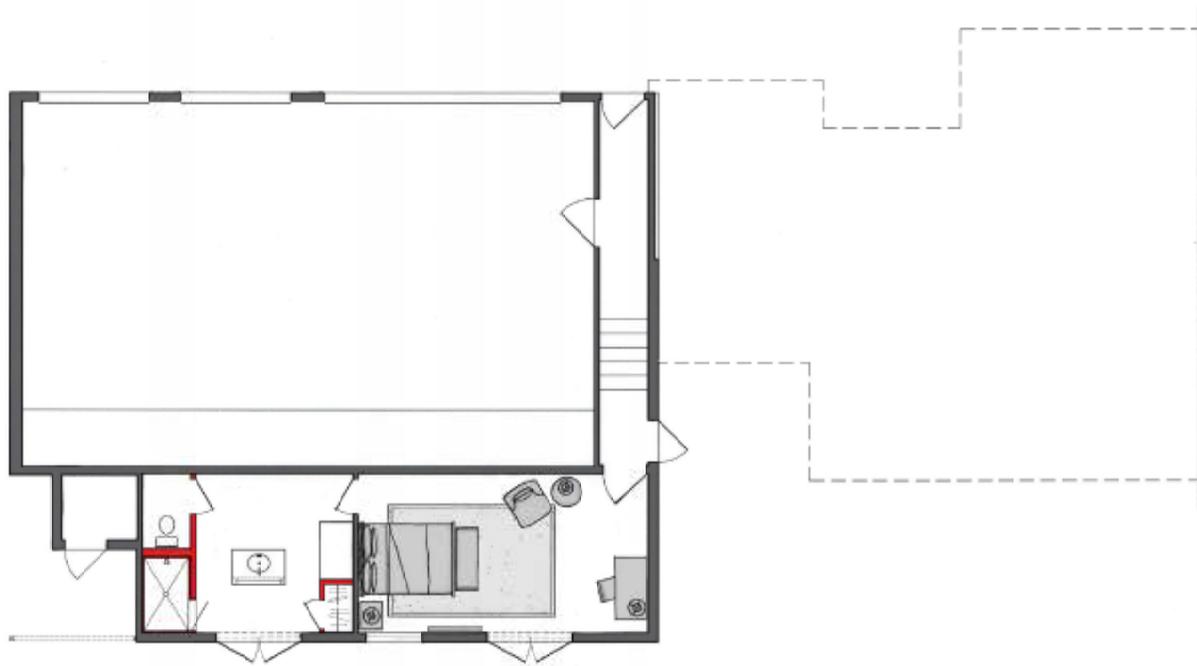
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730 KRISTEN COURT
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GREAT OAKS
190 CALZADA AVENUE
SANTA YNEZ, CA 95460
FURNITURE PLAN
MAIN RESIDENCE
(UPPER LEVEL)
MARCH 18, 2015



1. MAIN RESIDENCE FURNITURE PLAN

SCALE: 1/4" = 1'-0"

ROBERTS
DESIGN
GROUP
ARCHITECTURE + INTERIORS INC.

730 KRISTEN COURT
SANTA BARBARA, CA 93101
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805-227-6093 FAX

GREAT OAKS
190 CALZADA AVENUE
SANTA INEZ CA 94960
FURNITURE PLAN
MAIN RESIDENCE
(LOWER LEVEL)
MARCH 18, 2015



1. GUEST HOUSE FURNITURE PLAN

SCALE: 1/4" = 1'-0"

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190 CALZADA AVENUE
SANTA YNEZ, CA 95460
FURNITURE PLAN
GUEST HOUSE
(UPPER LEVEL)
MARCH 18, 2013

— PROPERTY HIGHLIGHTS —

65 acres in the Santa Ynez Valley

21 acres of Cabernet Franc, Syrah, Cabernet Sauvignon, Sauvignon Blanc and Chardonnay

Wine bottled by Andrew Murray

— MAIN RESIDENCE —

Remodeled ranch-style home with:

White oak floors

Open-concept floor plan

Floor to ceiling French doors

Fully equipped kitchen

Master suite with state-of-the-art gym

Media room

Guest wing with 3 bedrooms and 3 baths

Lower-level office with guest apartment

Two 3-car garages

Fossil Creek stone terrace with BBQ & pizza oven

82-foot swimming pool

— LANDSCAPING —

Lavender fields

Extensive rolling lawns

Lush Mediterranean gardens

Vegetable garden

Walking paths

Fishing pond with gazebo

— GUEST HOMES —

The Lodge:

Open floor plan

Living/dining area

Kitchen

3 bedrooms and 3 baths

Lake Cottage:

1 bedroom and 1 bath

Manager's Cottage:

1 bedroom and 1 bath

— IMPROVEMENTS —

Fully lighted championship tennis/sports court

Five-hole golf course

10-stall horse barn with turnouts

Covered arena

Maintenance buildings and barns

Pastures

Paddocks

Bull ring

High-volume irrigation wells

Helicopter hangar

GREAT OAKS VINEYARD & RANCH

— CALIFORNIA, SANTA BARBARA COUNTY, SANTA YNEZ —

Price Upon Qualified Request

For more information, contact:

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970.300.3310 · ann@rmabrokers.com



RANCH MARKETING ASSOCIATES

THE WEST IS OUR HERITAGE. MAKE IT YOURS.

RMABROKERS.COM

855.535.0881

AMERICAN
AFR
FARM + RANCH

Photography by Max Hoetzel

