

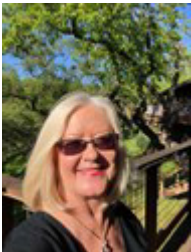


\$ 2,200,000



513 Colony Rd, Geyserville, CA 95441

- » Beds: 3 | Baths: 2 Full
- » MLS #: 326042787
- » Single Family | 2,226 ft<sup>2</sup> | Lot: 4.84 acres
- » More Info: [513ColonyRd.IsForSale.com](http://513ColonyRd.IsForSale.com)



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Discover the perfect blend of comfort and country charm in this beautifully situated wine country retreat. Located in the highly sought-after Vineyard community of Geyserville, this single-level ranch-style home offers 2,226 square feet of thoughtfully designed living space on an expansive 4.84-acre parcel, complete with owned solar for energy efficiency. The open floor plan creates a seamless flow between living areas, ideal for both everyday living and entertaining. The home features three spacious bedrooms and two full bathrooms, along with a versatile bonus room perfect for a home office, studio, or guest space. Enjoy cozy evenings by the wood-burning fireplace, ideally positioned in the dining area to create a warm and inviting atmosphere. Large windows invite natural light and showcase the serene surroundings. Step outside and take in the beauty of wine country living. The property features mature olive and fruit trees, along with a garden set against stunning views overlooking Alexander Valley. Looking to fully embrace country living? A spacious barn offers endless potential ideal for hobby enthusiasts or as a charming party barn for gatherings and celebrations. With nearly five acres of usable land, there's ample room to expand your outdoor vision, including space for a pool, additional gardens, or recreational areas. As an added benefit, there is optional membership to the Vineyard Club, offering access to a

