



PARAMOUNT REALTY
USA

LUXURY PROPERTY AUCTION

Bid by Thursday, February 6

Luxury Wine Country Retreat
1221 Shiloh Crest Drive, Santa Rosa, CA

Previously \$8,250,000
Reserve \$5,250,000



PARAMOUNT REALTY USA

Luxury Property Auctions
212.867.3333
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WINE COUNTRY
COLBERT GROUP

Listing Agent
Peter Colbert



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OVERVIEW

Situated on over 19 acres, this residence is nestled among rolling hills and majestic oak trees. As you enter the 7,313 square foot home, you're greeted with high ceilings featuring wood and iron detail. The living area has a gas fireplace and custom built-ins. The kitchen features stainless steel appliances, a large island with seating, and a butler's pantry. The primary suite has many unique amenities, including a built-in desk and entertainment console. The en suite bathroom is equally impressive with a soaking tub, two vanities, stunning views, and eye-catching floor-to-ceiling tile. There are 5 additional bedrooms, each with their own en suite bathroom and large closets. The lower level of the home boasts a large game room as well as a wet bar, media room, home gym, and full bathroom. The thoughtful design continues as you explore the exterior of the home. From the expansive patio and covered terrace, to the private guest cottage, plunge pool, and 9-person Jacuzzi—this home was made for gathering.



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DESCRIPTION

Year Built	2005
Lot Size	19.23 acres
Size	7,313 sq. ft. (approx.)
Bedrooms	7
Bathrooms	9 (8 full, 1 half)
Garage	Detached 3-car

Sewer	Septic
Water	Well
Heating	Forced air
Cooling	Central air
HOA Fees	\$270/month
Real Estate Taxes	\$6,408/month

HIGHLIGHTS

- Stunning panoramic views
- Exquisite wood & iron details
- Open beam high ceilings
- Lower level with game room, wet bar, media room & home gym
- Large wine cellar/storage
- Chef's kitchen with stone countertops & butler's pantry
- Expansive patio with covered terrace
- Plunge pool & 9-person Jacuzzi
- Guest cottage







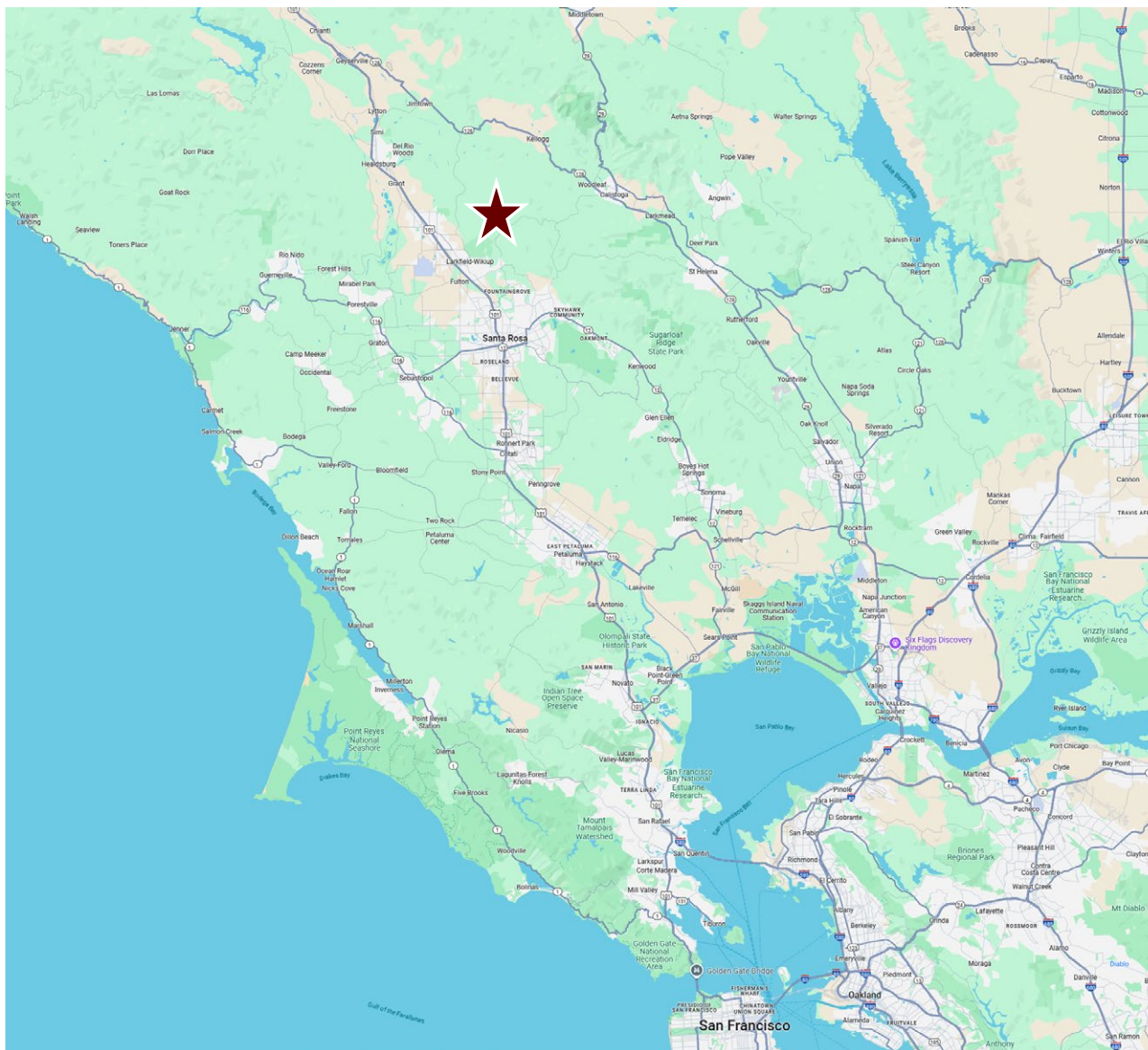






THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

- 1. ACCESS Due Diligence** to view bidding instructions, photos and more. Click [HERE](#) and follow instructions in Step 2, or visit prusa.com.
- 2. TOUR the property by appointment only.** Please email info@prusa.com to schedule a tour on:
 - Sunday, November 24
 - Thursday, December 5
 - Sunday, December 8
- 3. SUBMIT BID Now through Bid Deadline: 4pm EST on Thursday, February 6.** You **MUST** submit a bid anytime between now and the Bid Deadline by clicking [HERE](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

MUST SELL

6% Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged. Seller (a) will accept the highest bid at or above the Minimum Bid (on terms set forth by Seller) and (b) has the right to accept a bid below the Minimum Bid.



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The listing broker for the property is Peter Colbert (unique ID number 1703429) with Wine Country Colbert Group (1702 4th St, Santa Rosa, CA 95404). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid, Reserve price or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by PRUSA and applies only to the particular date and time of auction, which shall commence and conclude at PRUSA's discretion and upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Minimum Bid, Reserve price or Starting Bid, or, alternatively, a Suggested Opening Bid, which is not a reserve price but only a suggestion as to where bidding may begin. Any and all bids are subject to the Buyer's Premium indicated herein or elsewhere by PRUSA, which means that the stated Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price payable by purchaser. Furniture and other personality are excluded unless explicitly stated as otherwise herein or elsewhere by PRUSA. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by PRUSA. Equal Housing Opportunity.







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