



COMPASS

## Best of Larkfield

Larkfield | Santa Rosa

5050 Old Redwood Highway  
Santa Rosa, Ca 95403





Winkap Tennis  
& Swim Club

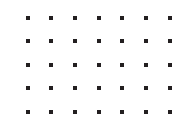
Lytle's Beauty College

Mark West Creek

5050 Old Redwood Hwy

Mark West School

This scenic 7± acre property comes with 2 homes in need of some remodeling that can be the start of a great estate or possible income generating rental. Zoning favorable for other options. Ideally located in the highly sought after Larkfield neighborhood in Santa Rosa just minutes from the bustling town of Windsor and only approximately 1.1 miles away from the Sutter Hospital and Luther Burbank Center for the Arts. Half mile from the upscale Molsberry Market. Possible development potential as well.

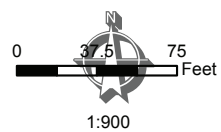






APN 039-025-088

Color Aerials flown Fall 2013. The 2013 Imagery used a Ground Sample Distance (GSD) resulting in a 4-band (near infrared, red, green & blue), with 6 inch spatial resolution per pixel. The specified coordinate system for this dataset is California State Plane Zone 11 (FIPS 0402), NAD83 (2011), with units in US Survey Feet. Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purpose only, and is not suitable for parcel-specific decision making. The parcels contained here-in are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Note: Assessor's parcel data are current as of October 29, 2018.



*2013 Aerial*  
County of Sonoma

**Permit and Resource Management Department**

2550 Ventura Avenue, Santa Rosa, California 95403  
707-565-1900 FAX 707-565-1103







Great opportunity to build a legacy family estate in the highly desirable Larkfield area. There are two homes on the property that need some repair and attention but could easily become comfortable homes for your family or even as rental properties.



The property can be converted into a larger family estate or compound.





House 1



House 2





Jon Worden Architects  
512 Matheson Street  
Healdsburg, CA 95448  
707-239-9076

Prepared for:  
Dana Burwell  
791 Healdsburg Avenue  
Healdsburg, CA 95448

# Mockingbird Ranch

5050 Old Redwood Hwy, Sonoma County, California

Site Context  
1:100

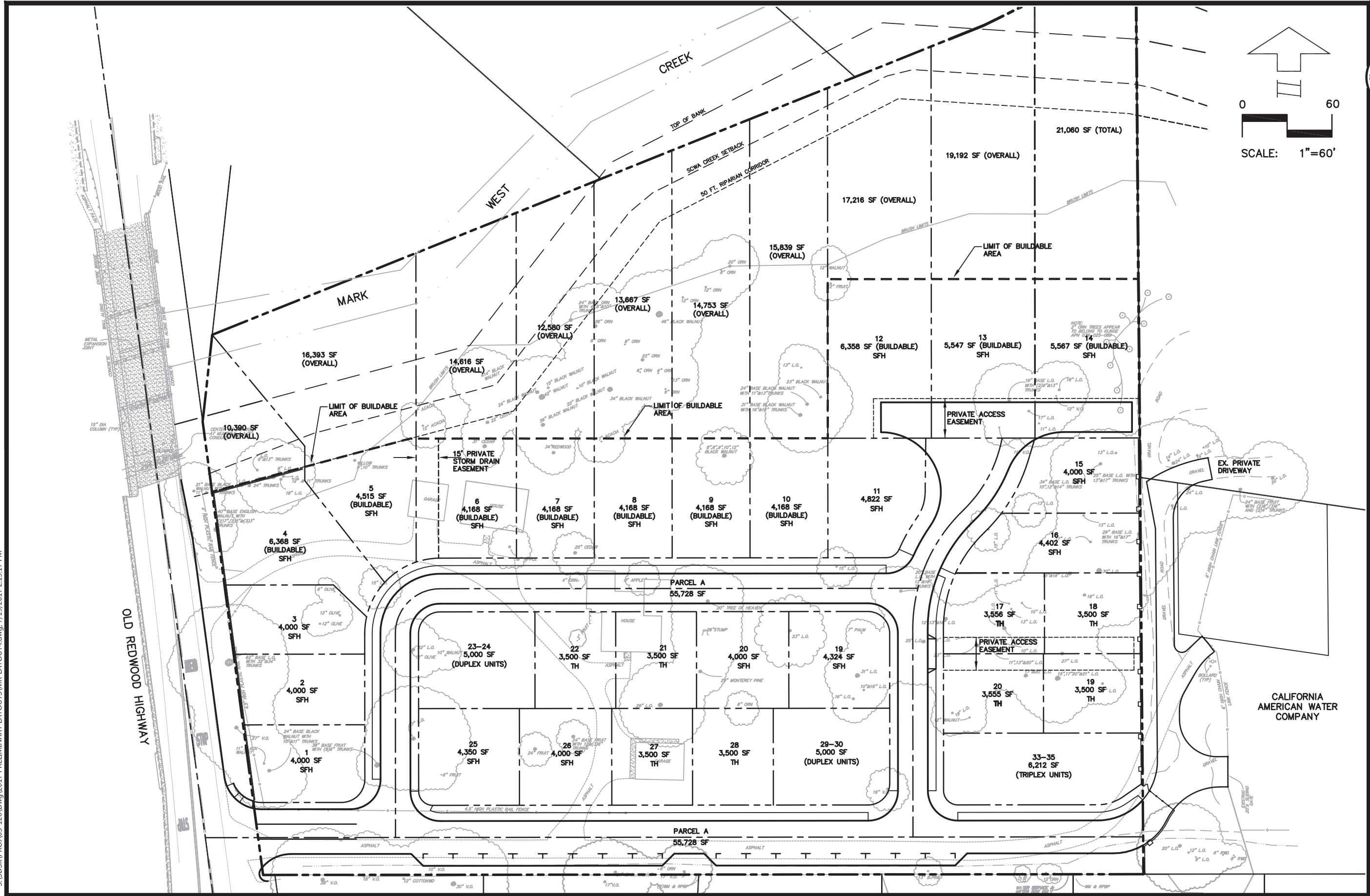
1  
6/15/18







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PROFESSIONAL ENGINEER & ARCHITECT  
No. 4461  
DATE  
DESIGNED BY D. DALBY  
CHECKED BY J. DALBY  
SCALE 1"=60'

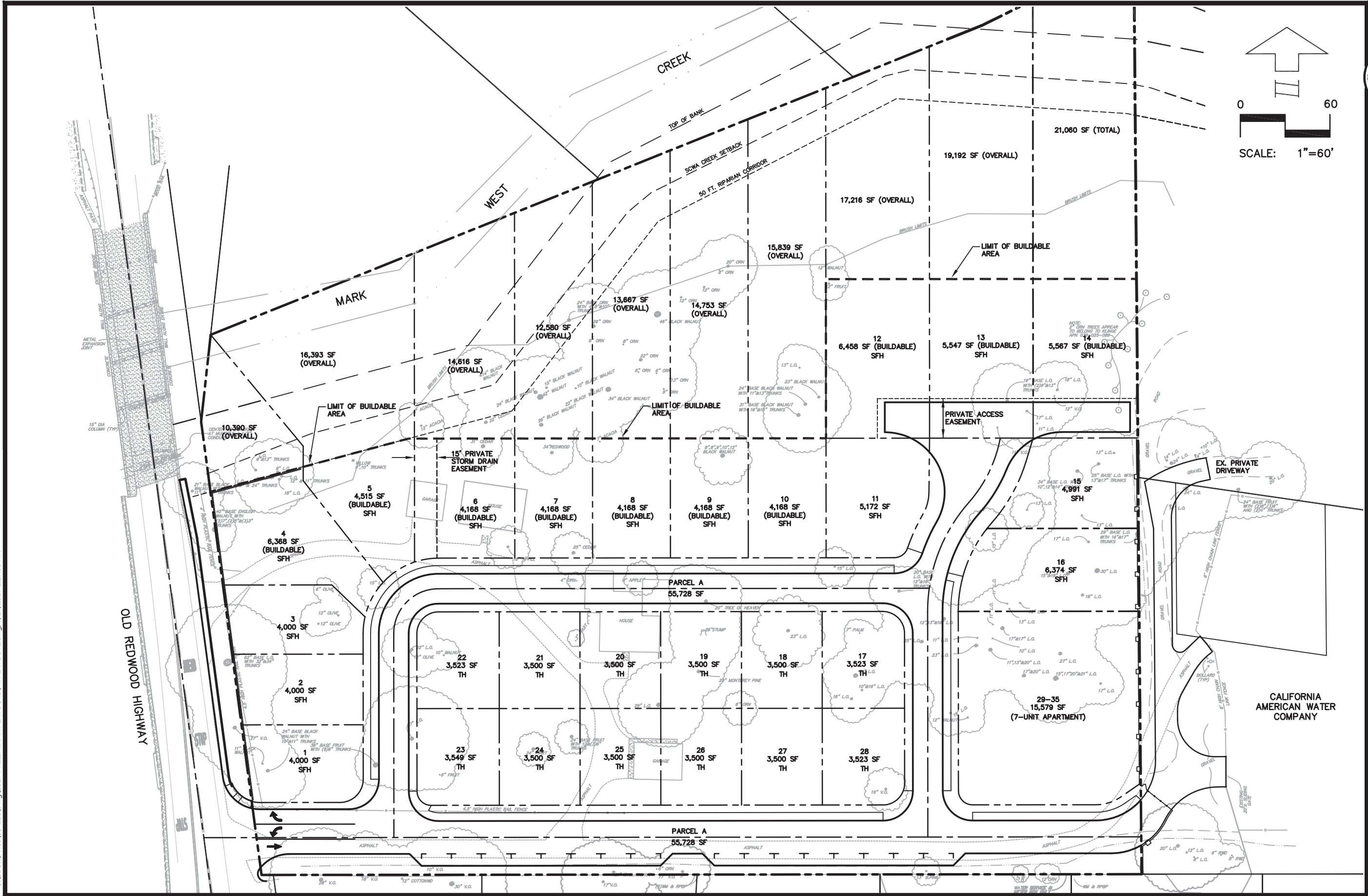
CIVIL DESIGN CONSULTANTS, INC.  
2800 Funge Avenue, Suite 204  
Santa Rosa, CA 95403  
(707) 542-4825

PRELIMINARY LAYOUT #4-MOCKINGBIRD RANCH  
5050 OLD REDWOOD HIGHWAY  
SONOMA COUNTY, CALIFORNIA  
JULY 2017

JOB NO.  
03-126  
SHEET NO.  
1  
OF 1 SHEET



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PROFESSIONAL ENGINEER & ARCHITECT  
J. D. DALBY  
No. 4461  
DATE

REGISTERED  
DATE 12/12/2013  
EXPIRATION DATE 12/31/2018  
CIVIL  
FEE 4461

CIVIL DESIGN CONSULTANTS, INC.  
2800 Ridge Avenue, Suite 204  
Santa Rosa, CA 95403  
(707) 542-4825

PRELIMINARY LAYOUT #1-MOCKINGBIRD RANCH  
5050 OLD REDWOOD HIGHWAY  
SONOMA COUNTY, CALIFORNIA  
JULY 2017

JOB NO.  
03-126  
SHEET NO.  
1  
OF 1 SHEET






**Alain-Martin Pierret**

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