



COMPASS

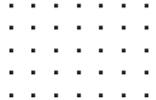
## Best of Larkfield

Larkfield | Santa Rosa

5050 Old Redwood Highway  
Santa Rosa, Ca 95403



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.

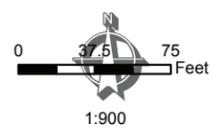




Old Redwood Hwy

APN 039-025-088

Color Aerials from 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 II (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.

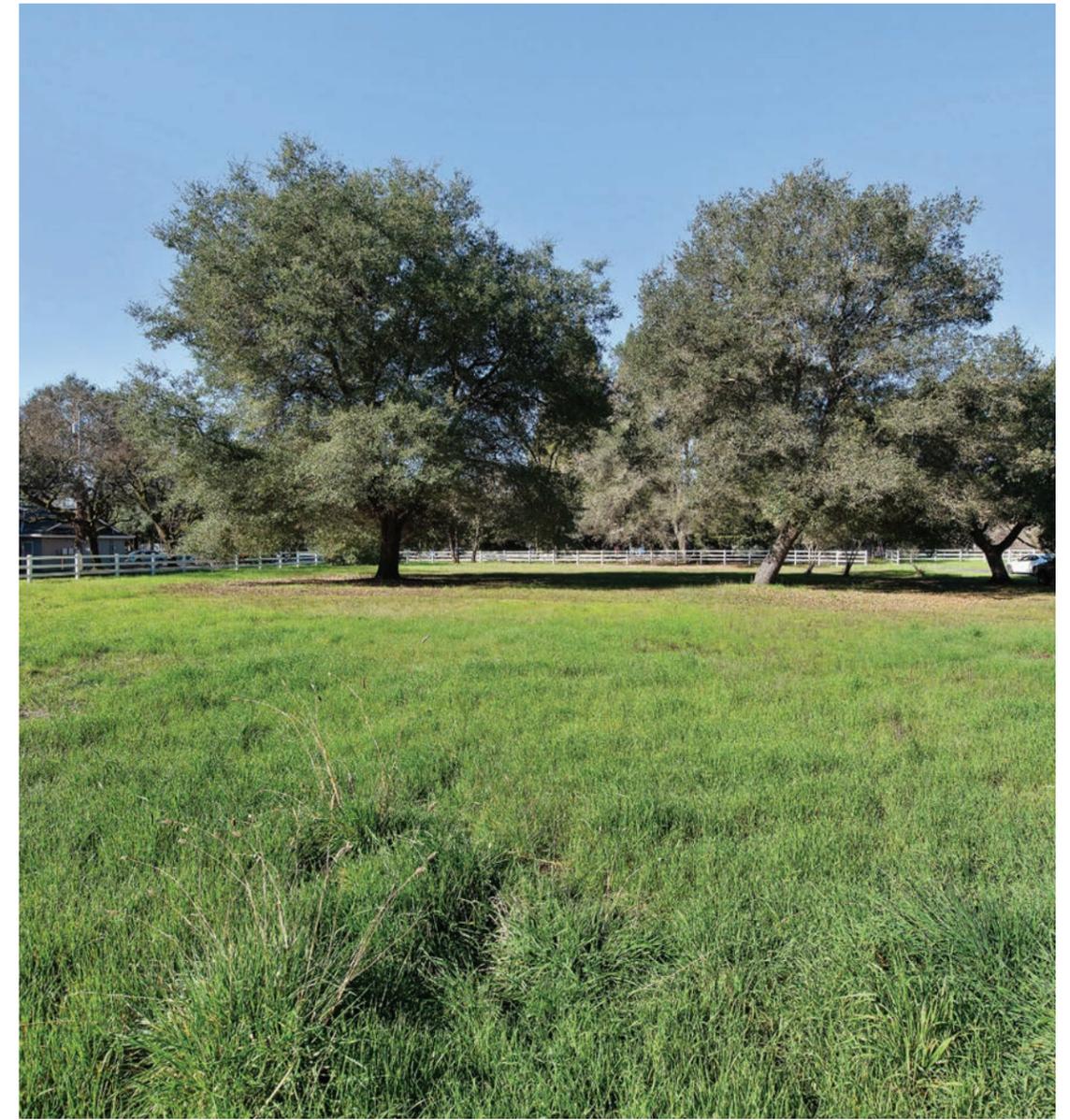


2013 Aerial  
County of Sonoma

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

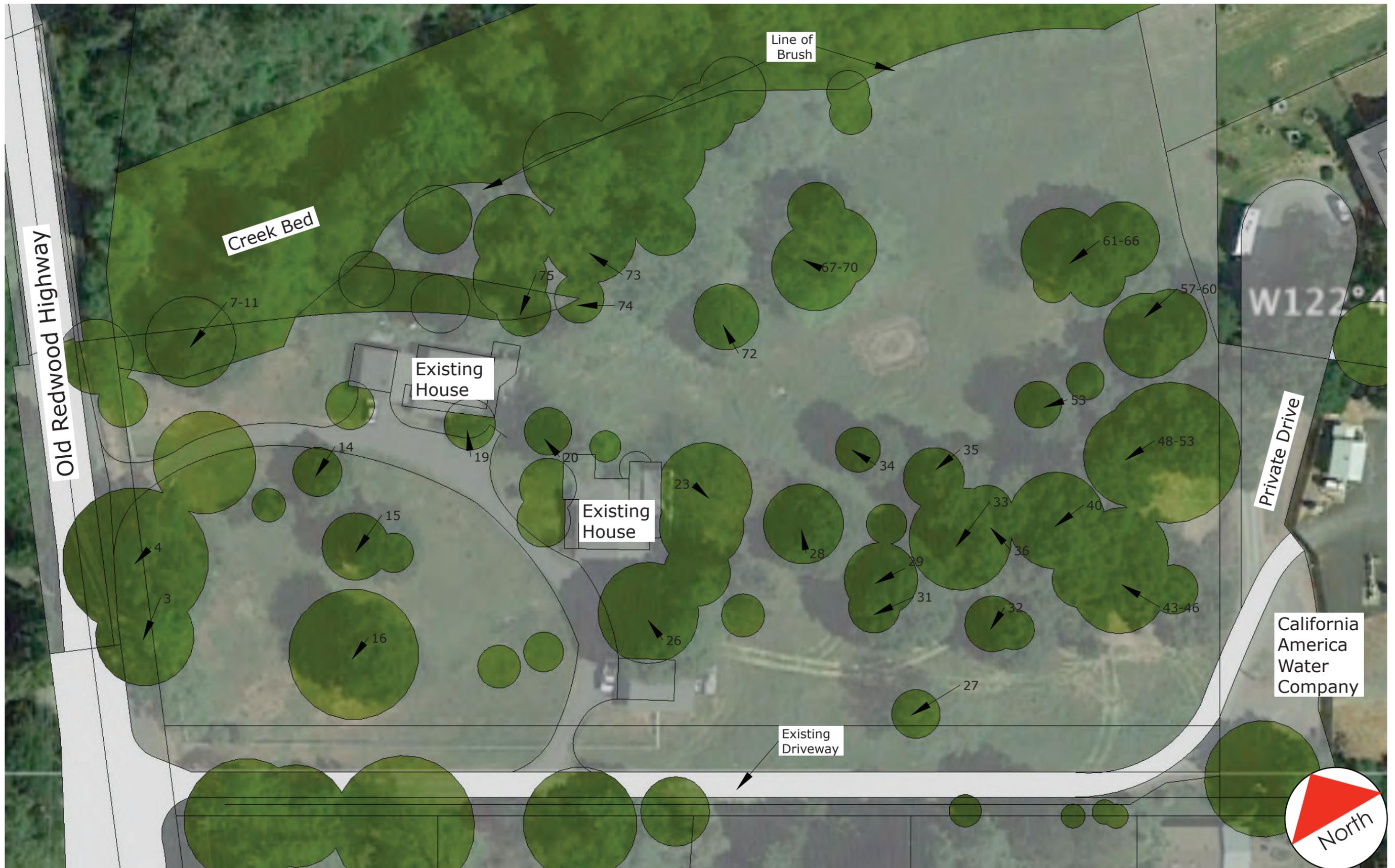
Prepared for:  
Dana Burwell  
791 Healdsburg Avenue  
Healdsburg, CA 95448

# Mockingbird Ranch

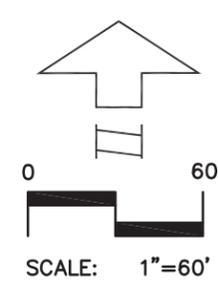
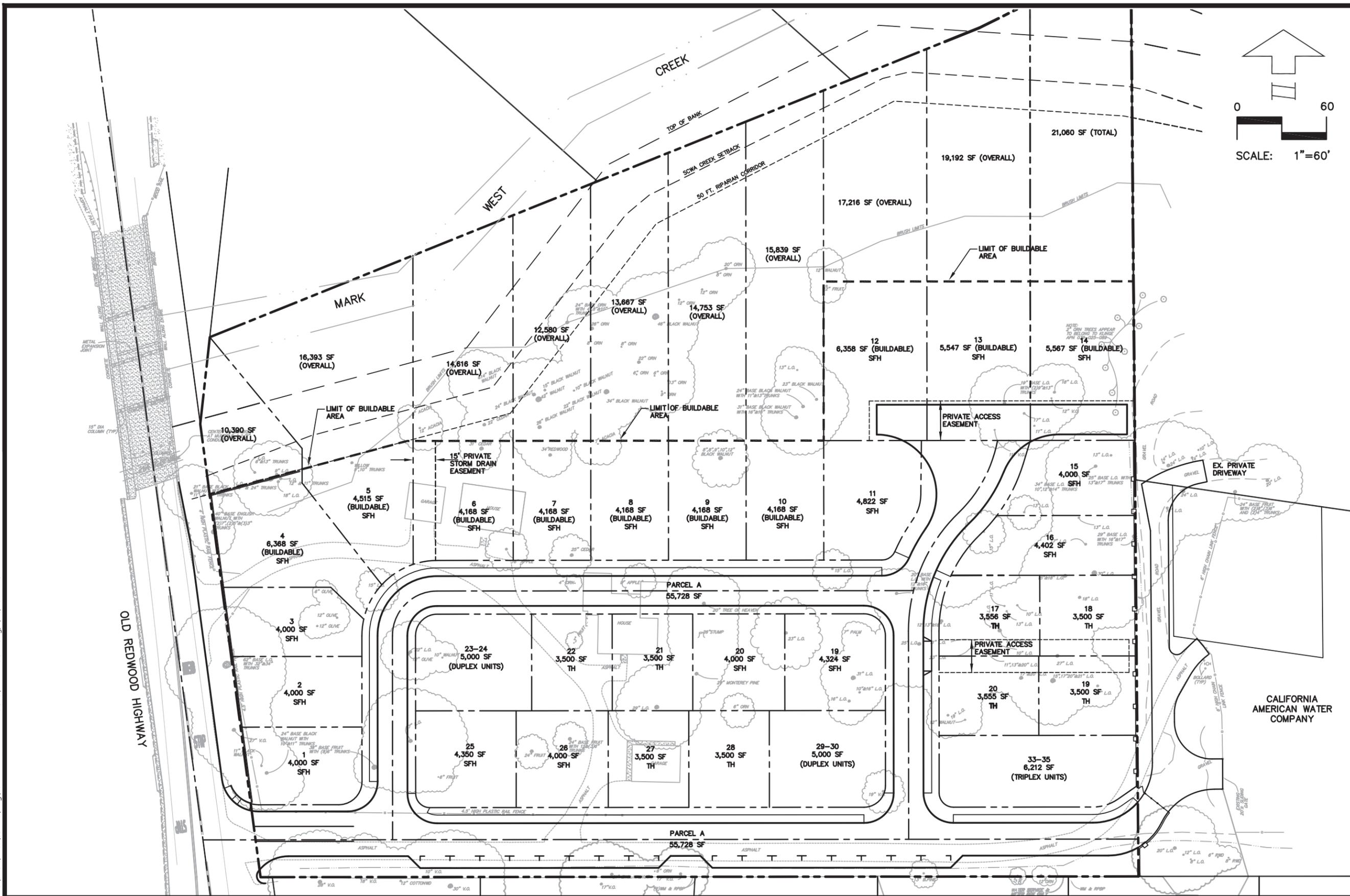
5050 Old Redwood Hwy, Sonoma County, California

Site Context  
1:100

1  
6/15/18



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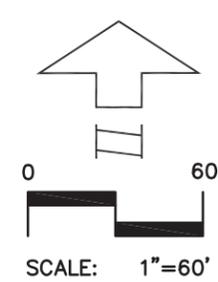
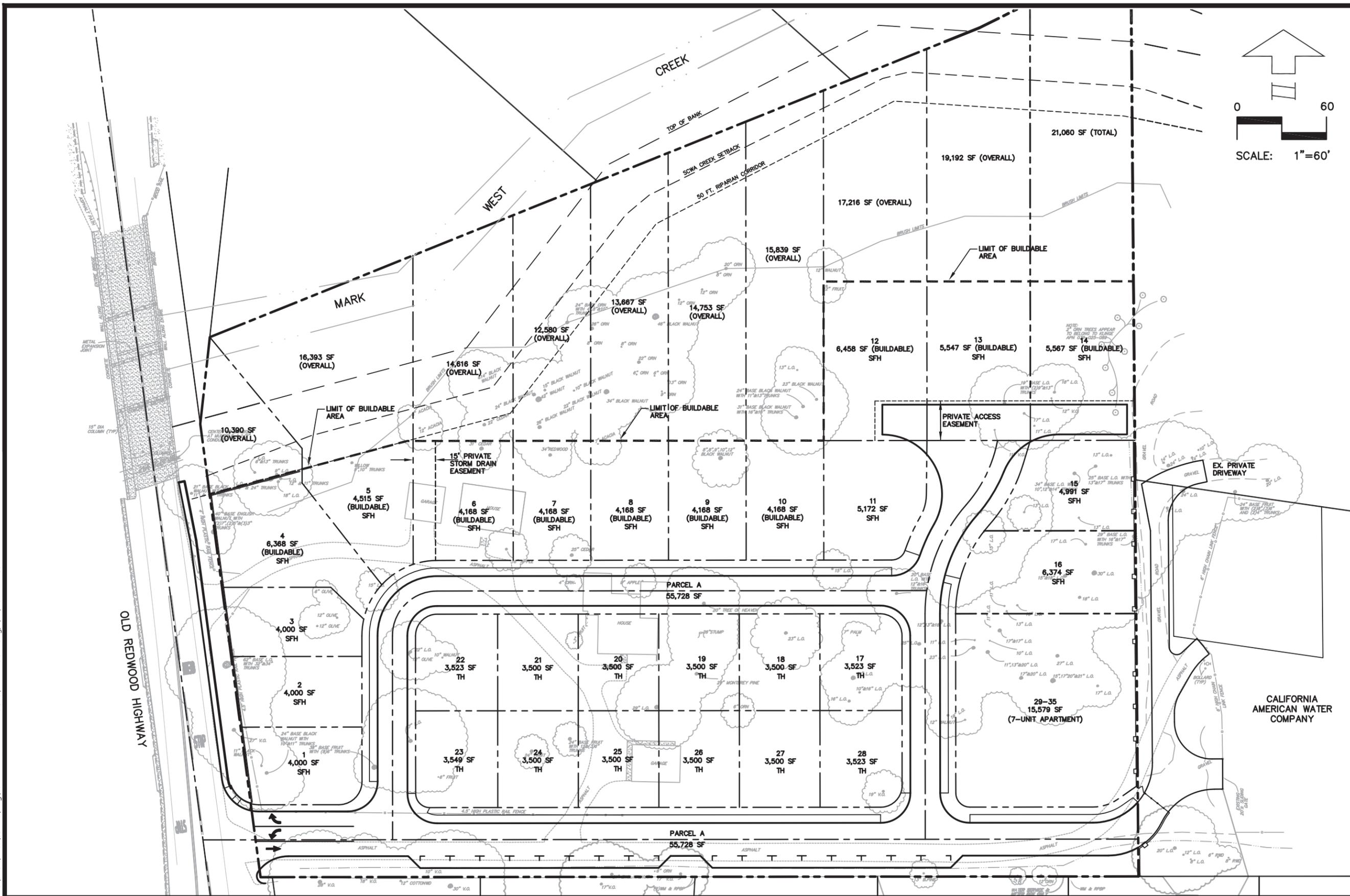


**CIVIL DESIGN CONSULTANTS, INC.**  
 2800 Flange Avenue, Suite 204  
 Sonoma, CA 94965  
 (707) 438-4800

**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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**PRELIMINARY LAYOUT #1 - 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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