

9902 RANGEVIEW DRIVE, COWAN HEIGHTS



AMENITIES

THE GROUNDS 3.9 ACRES

- No HOA
- Private gated entry
- Tree-lined driveway
- Vineyards
- Bonded winery on premises – Peppertree Canyon
- Limestone fountain
- Motor-court
- 3 separate living structures – the main house, the guesthouse and the winery
- Indoor and outdoor spaces primed for entertaining over 300 guests
- Tuscan-style courtyard, fountains, covered loggias, hilltop gazebos, fire pits, spacious open seating areas
- Multi sports court (pickle ball, badminton or hoops)
- Saltwater pool
- Private spa
- Wet and dry saunas
- Outdoor swinging bed
- Hiking trails & meditation paths
- Several picnic gazebos
- Charming cabin in the woods
- Pro-grade outdoor kitchen with Viking grill, refrigerators and pizza oven.
- The property is zoned E3; allows horses and a variety of other animals.
- Located in Cowan Heights, hiking and horseback riding trails only steps away
- The organic farm is home to: (producing Orange County's only award winning wine and olive oil)
 - 1400 vines, a blend of Sangiovese, Petite Syrah and Cabernet
 - Over 110 olive trees, a blend Tuscan varietals – Frantoio, Pendolino and Leccino
 - Over 50 fruit trees: Peach, Plum, Pluot, Nectarine, Cherry, Apple, Fig, Persimmon, Pomegranate, Kiwi, Guava, Avocado, Mango
 - Over 15 citrus trees: Lime, Lemmon, Orange, Mandarin, Grapefruit, Pomelo, Calamansi
 - Various berries: blue, boysen, black, olala and raspberries
 - Herb and vegetable beds
 - Bee hives
- Drip irrigation in the vineyard and olive grove
- Multiple wifi-enabled, smart controllers with over 60 separate zones automate the water efficient irrigation.
- 3 separate wifi Security DVRs (14 cameras)

MAIN HOUSE 4,947 SQFT

- 6 bedrooms + Office & 4.5 baths
- Studio Office Loft
- Remodeled in 2006
- Handcrafted finishes throughout
- Prime grade parquet wood floors and inlaid limestone floors
- Artisanal metal work & finely crafted millwork
- French doors
- Chef's kitchen Viking/Dacor appliances; island, custom cabinetry, 3 ovens; food warmer
- A separate 1,800 bottle, walk in wine room. temperature-controlled wine cellar
- Master suite, complete with a steam shower, soaking jet tub and spacious walk-in closet that may serve as a safe room.

GUEST HOUSE 1,000 SQFT

- Built in 2014
- Set across the pool overlooking the vineyard
- Large family room
- Vented gas fireplace
- 1 bedroom 1 bath

WINERY BUILDING 3,279 SQFT

- Multi-functional, multi-level complex built in 2014
- Bonded winery – Peppertree Canyon
- Huge firehouse and barn doors
- Own kitchen
- Bathroom
- Tasting room
- Game room, studio, office, loft
- Temperature controlled wine barrel and storage room
- Indoor/outdoor theater
- Expansive storage area
- Wine and olive oil production (wine about 110-150 cases per year)

STATE-OF-THE-ART TECHNOLOGY

- Lightspeed ethernet network and wifi routers in main house, winery and guesthouse
- Smart home features throughout
- Separate Network and Server closet
- Separate HVAC on each level and structure
- Over 14 dedicated security cameras & video feed



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