

# **\$1,198,000 - 35929 Deerbrook Road, Yucaipa**

MLS® #IV25126643

**\$1,198,000**

4 Bedroom, 4.00 Bathroom, 3,667 sqft

Residential on 1 Acres

N/A, Yucaipa,

Luxury Vineyard Estate in the Yucaipa Valley AVA!

Set on a generous 23,800 sq ft lot with stunning mountain views, this rare vineyard estate is nestled within the highly sought-after and approved Yucaipa Valley AVA. A dream for wine enthusiasts and nature lovers alike, the property features 21 flourishing grapevines—Cabernet Sauvignon, Merlot, and Chardonnay—producing approximately 100 bottles of wine annually, thanks to the region's ideal terroir and nearly 3,000-foot elevation.

The grounds are equally impressive, with 16+ mature citrus trees, including Meyer lemon, navel orange, and kumquat, as well as seasonal peach and pear. Fragrant herbs like rosemary, lavender, and bay laurel border the gardens, while blooming hydrangeas, gardenias, and camellias provide effortless, year-round beauty. A dry rock riverbed gracefully accents the landscape, blending seamlessly into the natural surroundings.

Inside, the spacious 4-bedroom, 3.5-bathroom home includes two luxurious primary suites, each with private laundry, dual water closets, separate vanities, and walk-in closets. The downstairs suite opens directly to the backyard, offering peaceful views of the pool and garden. A fenced vegetable garden adds a final touch, inviting you to enjoy the rewards



of homegrown produce in your own vineyard sanctuary.

The backyard offers a true private retreat with a sparkling 40-foot pool and 8-foot circular spa, perfectly positioned to overlook a protected wildlife corridor that ensures lasting privacy and unobstructed views. The property also offers RV parking, no HOA restrictions, and excellent insulation for lower cooling costs—practical features that enhance daily comfort without compromising style.

This is a truly unique opportunity to own a vineyard estate that blends luxury, sustainability, and privacy—all in the heart of the Yucaipa Valley AVA.

Built in 2007

## Essential Information

MLS® #	IV25126643
Price	\$1,198,000
Bedrooms	4
Bathrooms	4.00
Full Baths	1
Half Baths	1
Square Footage	3,667
Acres	0.55
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Michele Herring
Listing Office	REDFIN

## Community Information

Address	35929 Deerbrook Road
Area	269 - Yucaipa/Calimesa/Oak Glen
Subdivision	N/A

City	Yucaipa
County	San Bernardino
Zip Code	92399

## Amenities

Parking Spaces	5
Parking	RV Access/Parking, Garage Faces Side, Oversized, RV Gated
# of Garages	3
Garages	RV Access/Parking, Garage Faces Side, Oversized, RV Gated
View	City Lights, Park/Greenbelt, Hills, Mountain(s), Panoramic, Trees/Woods, Creek/Stream, Pool, Vineyard
Has Pool	Yes
Pool	In Ground, Private, Gas Heat, Lap, Pebble, Salt Water

## Exterior

Exterior Features	Fire Pit
Lot Description	ZeroToOneUnitAcre, Back Yard
Roof	Concrete

## Interior

Interior	Wood, Stone
Interior Features	Balcony, Block Walls, Ceiling Fan(s), Cathedral Ceiling(s), High Ceilings, In-Law Floorplan, Open Floorplan, Pantry, Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s), Crown Molding, Granite Counters, Jack and Jill Bath, Storage, Wet Bar, Wired for Sound
Appliances	Built-In Range, Convection Oven, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Barbecue, Tankless Water Heater, Water To Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## School Information

District	Yucaipa/Calimesa Unified
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## Additional Information

Date Listed	June 6th, 2025
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Days on Market	5
Short Sale	N
RE / Bank Owned	N

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