



PARAMOUNT REALTY
USA

LUXURY PROPERTY AUCTION

Bid by Thursday, October 30

Malibu Rocky Oaks
340 N Kanan Dume Road, Malibu, CA

Previously \$49,500,000
Reserve \$21,000,000



PARAMOUNT REALTY USA

Luxury Property Auctions
212.867.3333
prusa.com

COMPASS

Listing Agents
John McNicholas
Chris Cortazzo

OVERVIEW

Introducing Malibu Rocky Oaks, a landmark vineyard estate unlike any other located in the Malibu Coast AVA - America Viticultural Area. Perched on a private ridgeline more than 2,000 feet above sea level, this extraordinary property spans 37 acres in the heart of Malibu wine country, offering rare privacy, commanding scale, and sweeping 360° panoramic views of the Pacific Ocean, Santa Monica Mountains, canyons, and distant valleys. Designed by celebrated architect Bob Easton, the stone-clad Tuscan villa combines timeless European craftsmanship with modern luxury, creating a one-of-a-kind retreat that feels both majestic and welcoming.

A gated entry and winding approximately 1/3 mile driveway through the vineyards set the stage for the home's grand arrival. Inside, more than 7,600 square feet of interiors are bathed in natural light and framed by walls of glass, showcasing uninterrupted vistas in every direction. The soaring great room with its cathedral ceiling and monumental stone fireplace is the centerpiece of the residence, opening seamlessly to expansive terraces and loggias. A chef's kitchen equipped with professional-grade appliances, a large island, and butler's pantry anchors the entertaining spaces, complemented by a formal dining room, media room, elevator, and rooftop observation deck for stargazing or sun-soaked afternoons.

The private quarters are equally impressive. The luxurious primary suite offers a spa-inspired bath, steam shower, dual vanities, soaking tub, generous walk-in closets, a romantic fireplace, and a private terrace overlooking the vineyard. Four additional en-suite bedrooms, staff quarters, and ample parking provide both comfort and flexibility for hosting family and guests. Bespoke details throughout — from imported stone and hardwood floors to custom ironwork and chandeliers — underscore the home's architectural pedigree.

Outdoor living is at the heart of Malibu Rocky Oaks. Multiple terraces, dining pavilions, and covered loggias invite year-round enjoyment of the Mediterranean climate. A dramatic infinity-edge pool and spa appear to hover above the canyon, while fireplaces and lounge areas create intimate spaces for gathering. A circular stone observation deck, and wraparound decks elevate both convenience and lifestyle, making this estate as practical as it is unforgettable.

Completing the property are approximately 5 acres of mature vineyards established in 2003, now producing award-winning varietals that have earned numerous accolades. Current wine varietals include Cabernet Sauvignon, Merlot, Cabernet Franc, Pinot Noir, Malbec, Grenache, Petite Syrah and Petit Verdot. With its nutrient-rich soils, abundant sunshine, and cooling Pacific breezes, Malibu Rocky Oaks has emerged as one of the region's most acclaimed vineyards, blending agricultural legacy with architectural distinction.

More than just a home, Malibu Rocky Oaks represents a rare opportunity to own one of Southern California's most celebrated estates — where vineyard living, architectural mastery, and panoramic beauty converge at the pinnacle of Malibu. The property is short-term rental capable and most of the furnishing and fixtures may be purchased at an additional price. The Malibu Rocky Oaks trademark and brand is not included with the sale but can be purchased separately.



DESCRIPTION

Year Built	2010
Lot Size	37.9 acres (approx.)
Size	7,665 sq. ft. (approx.)
Bedrooms	5
Bathrooms	5
Fireplaces	4 - gas
Elevator	Yes
Pool	Inground Infinity
Hot Tub	Yes
Garage	Attached 3-car
Sewer	Septic
Water	Well
Heating	Central
Cooling	Central
Zoning	A-1
Real Estate Taxes	\$114,651/year (2024)

HIGHLIGHTS

- 37 acres atop a private ridgeline in the heart of Malibu wine country
- Sweeping 360° views of the Pacific Ocean, canyons, and mountains
- Stone-clad Tuscan villa designed by renowned architect Bob Easton, AIA
- Cathedral-ceiling great room with towering stone fireplace and walls of glass
- Professional-grade appliances, large island, and butler's pantry
- Luxurious primary suite with spa-inspired bath, dual walk-in closets, private terrace, and fireplace
- 4 en-suite bedrooms and additional staff quarters
- Imported stone, custom ironwork, hardwood floors, and bespoke chandeliers



- Elevator for convenient access to all levels of the home
- Expansive outdoor terraces, covered loggias, fireplaces, and dining pavilions
- Infinity-Edge Pool & Spa – appearing to float above the canyons with panoramic vistas
- Rooftop viewing deck, circular stone observation area and multiple terraces for entertaining and relaxation
- 5 acres of Malibu Rocky Oaks vineyards producing award-winning varietals since 2003
- Custom iron gates and a long, vineyard-lined driveway ensure privacy and exclusivity













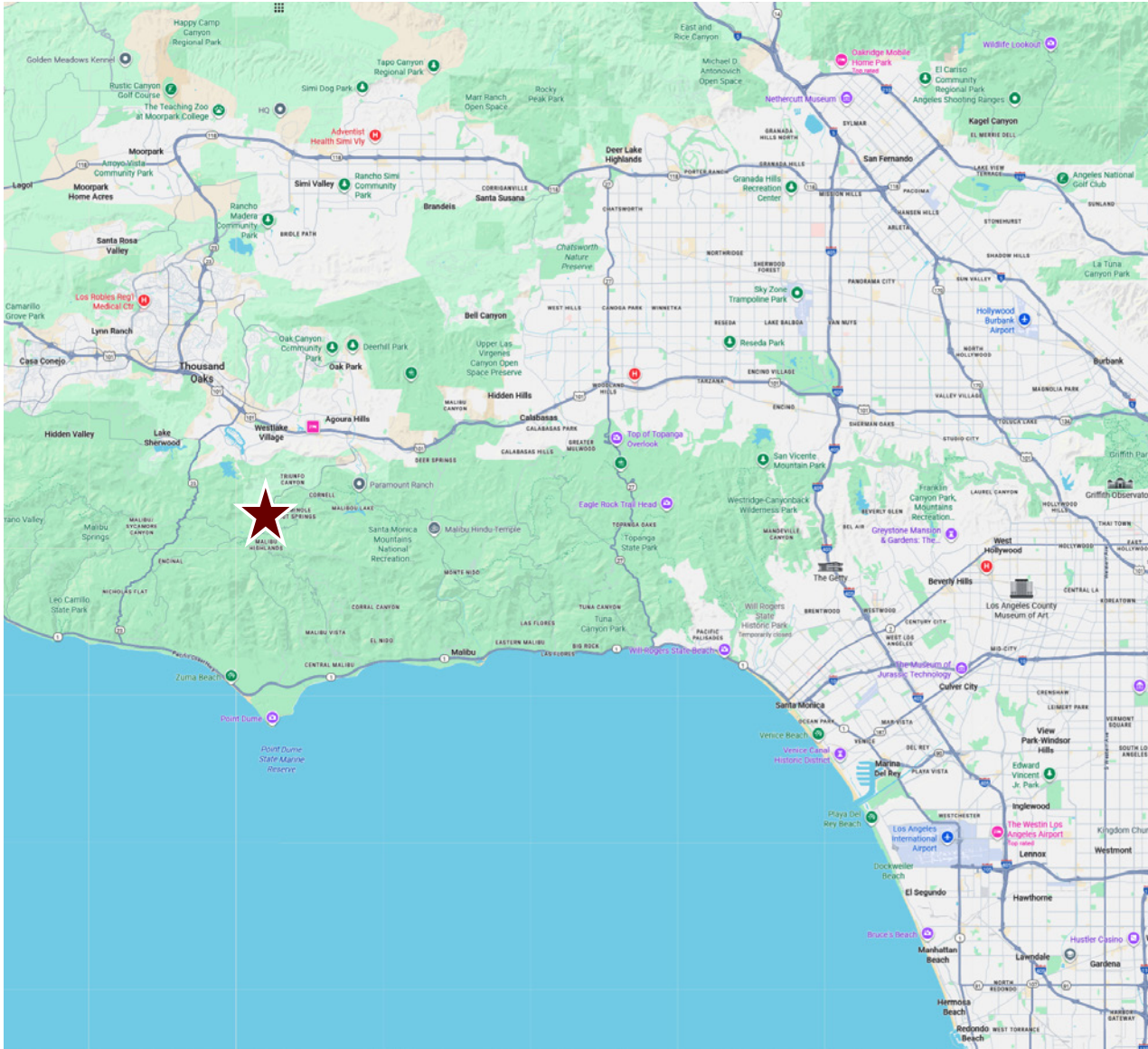






THE AREA

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 buy@prusa.com to schedule a tour on:

- Saturday, September 13
- Wednesday, September 24
- Tuesday, October 7

3. SUBMIT BID Now through Bid Deadline: 4pm

PT on Thursday, October 30. 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 Reserve (on terms set forth by Seller) and (b) has the right to accept a bid below the Reserve.



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The listing brokers for the property are John McNicholas (unique ID number 02075459) and Chris Cortazzo (unique ID number 01190363) with Compass (24903 Pacific Coast Hwy #200, Malibu, CA 90265). 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.







LUXURY PROPERTY AUCTIONS

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