

## Offering: 1680 Los Carneros Avenue, Napa



Own an exceptional 10.1-acre property in Napa's fabled Carneros appellation—a rare opportunity to create something truly special in wine country. Once a cherished school site, this gated property nestled in an agricultural zone, with sweeping views of the Mayacamas range, presents endless potential for a visionary buyer. Whether a boutique winery, a private retreat, or a unique multi-use destination, the property is primed for transformation.

The 19,100+/- square feet of flexible building space across three mid-century modern structures have been meticulously maintained and restored, offering bright, sunlit interiors, high ceilings, and clean architectural lines that invite both preservation and creative reimagining. The original school building, designed in 1949 by renowned architect Robert Stanton—celebrated for his work on the Monterey County Courthouse—anchors the property with historic character. A second building was added in 1960, followed by a versatile multi-use structure completed in 2007.

The grounds are equally compelling: three acres are planted with premium Chardonnay vines, while two additional acres of open fields offer potential for further cultivation. Mature and newly planted fruit trees, landscaped garden areas, and shaded courtyards enhance the property's natural beauty.

Adding to the property's appeal is its extensive and practical infrastructure. The site boasts numerous restroom locations, a laundry room, large capacity septic and water systems, the ability to hook up to Napa San's reclaimed water system, fire suppression tanks, military-grade fiber optics, ample on-site parking, and more.

With its blend of history, agriculture, and architectural charm, 1680 Los Carneros Avenue offers a rare chance to shape a legacy in Napa Valley.

### 1680 Los Carneros Avenue Property Details

## Location

- APN: 047182011000
- 1680 Los Carneros Avenue, Napa, CA 94559
- Cross-streets: Los Carneros Avenue and Sonoma Hwy (12)
- Neighborhood: Bordered on the north by agricultural land, on the east by single-family rural residences and on the south by Los Carneros Avenue, on the west by equestrian and ranch properties.

## Zoning Information

- Zone: AW (Agriculture Watershed)
- For information about uses allowed with and without use permits, visit: [Chapter 18.20 AW Agriculture Watershed District](#)

## Land

- 10.1 acres
- 3 acres of established premium chardonnay vineyards, with additional acreage available to plant.
- 2 acre field
- Grounds and vineyards maintained as organic.

## Buildings

- Estimated Total Square Footage: 12,680 SQ FT
  - 1949 Robert Stanton Building: 4,855 SQ FT
  - Office Building: 2,590 SQ FT (constructed in 1961)
  - Multi-use Building: 5,235 SQ FT (constructed in 2007)

## Infrastructure

- 600A of power
- 85gpm well
- State-registered water system
- Military-grade dedicated fiber optic line
- Wastewater management system with daily capacity for 225 users
- Storm drain infrastructure
- NapaSan reclaimed water access
- Monitored fire alarm system in all buildings and rooms
- Ample parking facilities
- Fire Suppression
  - 2 Tanks with combined ~12,000 gallons

○ 2 Hydrants