



PROPERTY NOTES

NAPA VALLEY VINEYARD RETREAT

989 and 1055 Greenfield Road, St. Helena

www.NapaValleyVineyardRetreat.com

OVERVIEW

- + 243.33 +/- acres on 2 legal parcels
 - o 989 Greenfield Road: APN #025-390-003-000 62.5 +/- acres
 - o 1055 Greenfield Road: APN #025-060-030-000 180.83 +/- acres
- + Prime and private location with spectacular vineyard, mountain, and Lake Hennessey views
- + 9.4 +/- acre hillside Cabernet Sauvignon vineyard
- + Classic country residence extensively remodeled in 2020/2021
- + 2 BR/2.5 BA, 2,528 +/- Sq Ft
- + Temperature controlled wine cellar for 1200 bottles
- + Inviting outdoor view deck and terrace
- + Airstream trailer (not connected to septic)
- + Extensive water supply system with 650,000 gallon storage for irrigation
- + Easy access to Lake Hennessey and the picturesque Moore Creek hiking trail system

RESIDENCE

- + Inviting double French door entry
- + Beautiful white oak floors in public rooms
- + Recessed lighting in most rooms
- + Bronze door hardware
- + Open floor plan with great indoor/outdoor flow
- + Abundant doors and windows providing natural light & views
- + Living room with wood burning fireplace and bar
- + Modern galley style kitchen with beautiful finishes and fixtures
- + Casual dining area with view deck access
- + Spacious primary suite and private guest suite

Living Room

- + Wood burning fireplace with limestone surround and hearth
- + Massive sliding doors accessing the front deck and terrace
- + Lofty tray ceiling
- + Central 10-light bronze chandelier
- + Built-in bar with Subzero stainless steel wine refrigerator and cabinet storage for glassware
- + Coat closet

Kitchen and Casual Dining

- + View deck with wood and hog wire railing
- + Bar seating for three persons
- + Vertical grain white oak cabinetry with abundant storage and soft close drawers
- + Corner cabinets with special pull outs
- + Center island with extra side drawers and open lower shelf for storing extra serving ware
- + Open shelving with upper pull-up cabinets
- + Porcelain subway tile backsplash in slate color
- + Pull out trash and recycling bins
- + Quartz counters
- + Subzero oak panel refrigerator with 3-drawer crisper
- + 2 Subzero oak panel freezer drawers
- + Wolf double oven range and 6-burner stove top with griddle, Thermador hood, and herring bone tile backsplash
- + Large stainless-steel sink with sliding shelf, gooseneck pull down faucet, filtered water, and inSinkErator disposal
- + Pull down sponge drawer at sink
- + Miele stainless-steel dishwasher
- + Rear outdoor access

Primary Suite

- + Spacious room with cathedral tongue-and-groove ceiling
- + Wall-to-wall carpet
- + Plantation shutters
- + Directional lighting
- + Wall of built-in open shelving
- + Gas fireplace with ceramic tile surround
- + Private view deck with custom wood and hog wire railing
- + Bath
 - o Saltillo tile floor
 - o Tub with tile surround and polished chrome fixtures
 - o Plantation shutters
 - o Double white wood vanity with quartz counter and sconce lighting
 - o Shower with ceramic tile and glass block interior and shower head with wand attachment
 - o Water closet
 - o Two sliding door closets plus nearby hall closet for hanging clothes

Hallway

- + Built-in drawer storage with white oak counter
- + Storage room with refrigerator and water filtration system
- + Exterior access

Laundry Room

- + Whirlpool Duet washer and dryer
- + Open shelving
- + Quartz counter
- + Stainless steel farmhouse style sink with gooseneck pull-down faucet
- + Porcelain tile floor
- + Toilet
- + Skylight

Guest Bedroom Suite

- + Entry vestibule
- + Off white wall-to-wall carpet
- + Tall ceiling with central fan
- + Plantation shutters
- + Sliding door closet
- + Bath
 - o Double warm wood vanity with quartz countertop and recessed lighting above
 - o Mirrored medicine cabinets
 - o Porcelain tile floor
 - o Oversized shower with porcelain tile interior, shampoo nook, and window with rainfall glass window

VINEYARD

- + 9.4 +/- acre Cabernet Sauvignon planted in 1995 through 1998
- + Planted by Barbour Vineyard Management
- + QTR blocks: 989 Greenfield
 - o Planted 2000
 - o 4.87 +/- acres
 - o Spacing: 4 x 6
 - o Clones 7, 169, and 337
 - o Rootstock: 101-14
- + Cascade Hops blocks: 1055 Greenfield
 - o Mostly planted in 2017, one block planted in 2000
 - o 4.53 +/- acres
 - o Spacing: mostly 3 x 5, one block planted 4 x 6
 - o Clones 7, 685, and Chappellet
 - o Rootstock: varied, 420A, 3309C, 110R
- + Currently leased to Amizetta through 2024

INFRASTRUCTURE

- + Water supply
 - o 4 private water wells; 1 located at 989 Greenfield; 3 located at 1055 Greenfield
 - o 650,000 gallon water storage tank for irrigation purposes
 - o Kinetico and UV filters for domestic water supply
- + Gas: propane, 2 tanks
- + Electric: PG&E plus back-up whole house generator
- + Wastewater: standard septic
- + HVAC: central forced air heating and air conditioning, 2 units
- + Water heater: 50-gallon standard tank
- + Internet: Valley Internet
- + Telephone: AT&T

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