



1103Larkmead.com

*1103 Larkmead Lane
Calistoga, California*

Offered at \$3,295,000

Golden Gate | Sotheby's
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1103 Larkmead Lane, Calistoga



Larkmead Inn in the Vineyards

A rare opportunity to acquire a 1930 Victorian home on coveted Larkmead Lane in Calistoga. Views abound in this stunning country setting, nestled in hundreds of acres of vines with mature trees and stunning views in every direction. The property consists of two parcels, with a total of approximately 1.51 acres and a 295 foot frontage. The property was originally purchased as a 5 bedroom home back in the 70's. Today it operates as a 3 bedroom bed and breakfast with en-suite bathrooms and caretaker's quarters.

For decades, Calistoga's hot springs, mud baths and relaxed ambience have attracted people from all over the world. The opening of Calistoga Ranch in 2004 and Solage Resort in 2007 breathed new life and significant investment into this small but highly desirable town. Today the future is looking even brighter for Calistoga with The Four Seasons on Silverado Trail, opposite Solage, due to open in 2018 and Rosewood Hotel, set in the western hills just south of Lincoln Avenue, due to break ground in 2017.

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Asking Price	\$3,295,000
Assessor's Parcel Number	020-290-004 and 020-290-005
Zoning	AP
County Land Use	Commercial/Motel B & B
Parcel Size	Approximately 1.23 acres with 241 foot frontage Additional .28 acre parcel with 54 foot frontage
Location	Approximately 82 miles to San Francisco International Airport Approximately 74 miles to Oakland International Airport Approximately 23 miles to Charles Schulz Airport in Santa Rosa Approximately 74 miles to the Golden Gate Bridge Approximately 68 miles to the Bay Bridge
Background	Purchased in 1978
General	Country setting Standard septic system 2 private wells Vineyard and mountain views New furnace and A/C in 2015 Natural gas furnace and hot water heater Shiplap Redwood exterior
Home/B&B	Built in 1930 5 bedrooms 5.5 bathrooms Approximately 2,939 square feet Oak hardwood floors in living room, dining room and entrance hall Pocket doors between living and dining rooms Single pane bay windows and doors Solid brass fixtures Comcast for internet, cable and phone AT&T cabling Vineyard views from every room
Living Room	Wood-burning fireplace Oak tongue and groove floors Vineyard views
Kitchen	Formica Counters Frigidaire electric oven and stove Pantry

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Dining Room

Views through trees to vineyard
Pocket doors between dining and living room
Pass through windows to kitchen

Guestrooms

Large, comfortable rooms with wall-to-wall carpeting
Sun decks off three bedrooms
Closets
Comcast internet, TV & phone available
Central heat and air conditioned
Vineyard views

Bathrooms

Tub and separate shower
Solid brass fixtures
Tile floors

Landscaping

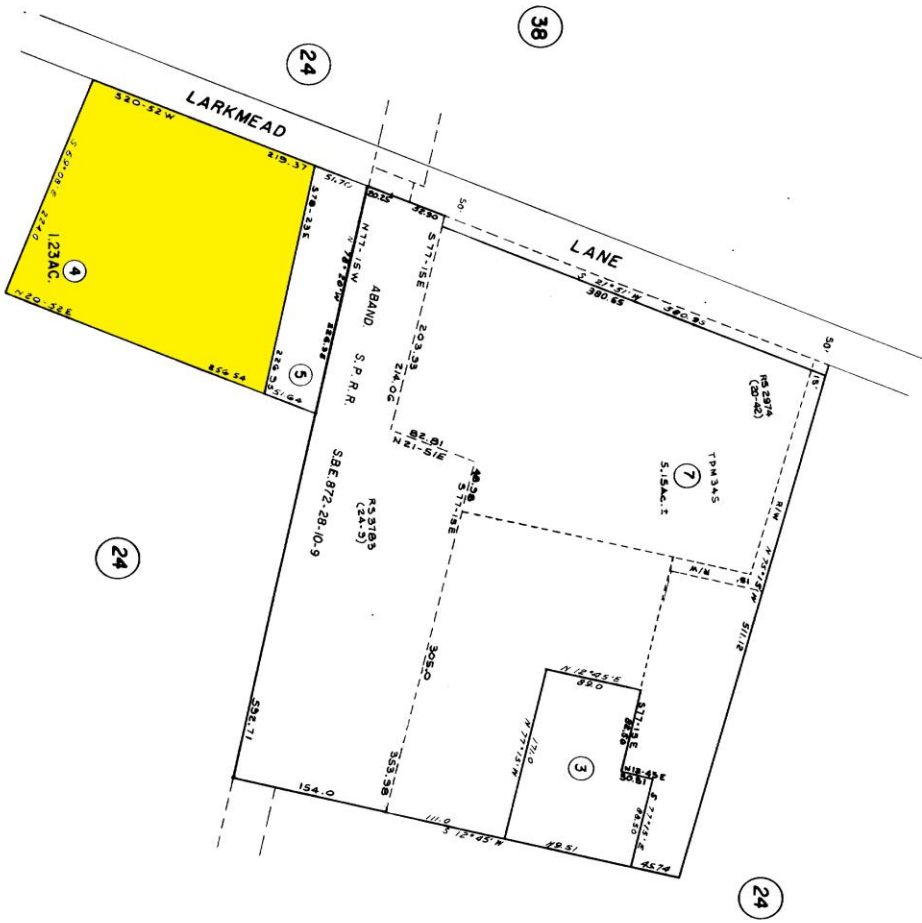
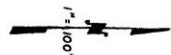
Gravel driveway
Stone walls

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POR. CARNE HUMANA RANCHO
R.M. Bl. D. Part, Pg. 127

Tax Area Code
55000

20-29



NOTE: This Map Was Prepared For Assessment Purposes Only. No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bl. 20 - Pg. 29
County of Napa, Calif.

1955-61

1-1-59	1-1-60	1-1-61
1-1-62	1-1-63	1-1-64
1-1-65	1-1-66	1-1-67
1-1-68	1-1-69	1-1-70

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