



1871CabernetLane.com

*1871 Cabernet Lane
St. Helena, California*

Offered at \$5,950,000

COMPASS

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1871 Cabernet Lane, St. Helena



Luxury Estate In The Rutherford Dust

A rare opportunity to acquire a stunning luxury estate at the end of one of Saint Helena's most coveted private lanes, on the verdant west side of Napa Valley. Ensclosed in 4 acres, adjoining two vineyards producing 100 point wines. The estate has .75+- acres planted to Cabernet Sauvignon and 1.75+- plantable acres in the Rutherford Dust.

No expense was spared on this exceptional French country inspired home and guest house. The main home is three bedrooms. The master suite enjoys the entire floor upstairs, including an office/bonus room and private sundeck off both the bedroom and bathroom, which overlooks the vineyards to the south. The guest house has two bedrooms with separate entrances opening out to the loggia and swimming pool.

The estate was designed for entertaining and enjoying the Napa Valley outdoor lifestyle. The property has beautiful and mature landscaping with eye catching pops of color throughout the year, and one of the largest fig trees you might ever see. Other features include a new outdoor kitchen featuring high end appliances, including a 65,000 BTU grill with rotisserie, a side burner and refrigerator, all by FireMagic; granite countertop, a sink and Bosch dishwasher; a swimming pool; a separate two car garage and spectacular views as far as the eye can see.

Those fortunate enough to live in this neighborhood meet and greet in the vineyards en route to Dean & Deluca for their morning coffee and croissants.

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Asking Price	\$5,950,000
Assessor's Parcel Number	027-160-061-000
Zoning	Ag Preserve
Parcel Size	Approximately 4 acres
Location	Approximately 75 miles to San Francisco International Airport Approximately 68 miles to Oakland International Airport Approximately 30 miles to Charles Schulz Airport in Santa Rosa Approximately 61 miles to the Golden Gate Bridge Approximately 57 miles to the Bay Bridge

General

Sellers purchased property in October 1999
Built in 1976, restored in 2001
Contractors – Tom Edwards and Thomas Crowley
.75+- acres planted to Cabernet Sauvignon, 1.75+- acres plantable
Main house is 3,164 +- sq. ft.
Cottage is 700+- sq. ft.
Covered Patio is 841+- sq. ft.
Separate 2 car garage
Main House – 3 bedrooms, 3 bathrooms
Lower floor living space has 9 ft. ceilings
Hardwood floors are white oak with a walnut or dark walnut finish -
installed by Blackney and Marsh in Napa
Staircase is hand carved white oak
Guest House – 2 bedrooms, 1 bathroom Marvin dual pane windows with
roll in/out screens
Marvin doors are aluminum clad on the inside and wood on the outside.

Living Room

White oak hardwood flooring
2 sets of French doors to outdoor patios and backyard
Gas fireplace with stone mantle

Kitchen

Tumbled marble flooring
Recessed lighting
Over-cabinet lighting
Rojo Alicante marble countertops
Central island with seating
Cherry wood cabinets
Tumbled Marble backsplash
Cherry wood Bertch cabinets with glass doors
Miele dishwasher
Dual Kitchen Aid sink and garbage disposal
GE Monogram built-in refrigerator with cherry wood doors
6 burner Viking gas built-in oven with hood and warming drawer
Dual Thermador stainless steel wall oven

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Butler's Pantry	Tumbled Marble Flooring Fanke stainless steel sink Uline wine refrigerator Marble countertop Cherry wood bottom cabinets
Mud Room off Kitchen	Tumbled Marble flooring with access to the covered patio Bench seating with cherry wood cabinets
Dining Room off Kitchen	Adjoins butler's pantry and kitchen White oak hardwood floors Gas fireplace with Rossi Verona marble hearth Built-in storage for china and crystal Recessed Lighting Views of front yard and vineyards
Master Bedroom	Upstairs Carpeted Gas fireplace with stone mantle Stone and travertine balcony with panoramic views of Napa Valley
Master Walk-in-Closet	Carpeted Closet organizer Recessed lighting
Master Bathroom	Tumbled marble flooring Recessed lighting Double sink with marble countertop and tumbled marble wall 3 medicine-cabinet heated mirrors Double shower in tumbled marble Jetted tub with views of western hills Built-in linen closet
Office/Bonus Room Off master suite	Built-in closet Built-in bookshelves Access to attic Carpeted Views of vineyards to the north
Downstairs Bedroom Suite	French doors open out to patio En-suite bathroom with walk-in closet Porcelain Cesame sink Tumbled marble flooring and backdrop behind sink Tub/Shower with tumbled marble walls Recessed lighting
Downstairs Third Bedroom	Carpeted Built-in closet View of front yard and vineyards

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Laundry Room

Tumbled Marble Flooring
Cherry wood cupboards
Whirlpool Duet Steam front loading washer & dryer
Access to crawl space
Closet housing Bryant HVAC system
Electric washer
Natural gas dryer

Guest Cottage

Two bedrooms with separate entrances
French doors to outdoor patio and pool
Pantry with built-in cherry wood cabinets and tumbled marble countertop
Bathroom with tumbled marble tile and flooring
Cesame porcelain sink
Oak hardwood floors

Garage

Detached 2 car garage
Automatic cedar doors
Ample room for storage

Infrastructure

2 air conditioning and heating units for main house
1 air conditioning and heating unit for guest cottage
Natural gas heaters and dryers
2 wells, one used for irrigation and one for domestic
Well #1 is 500-600 feet, well #2 is 900+ feet
8 gallons per minute from well #1, 25 gallons per minute from well #2
Both wells throttled down to pump about 20gpm into two 3,500 gallon tanks
Water softening system
Reverse osmosis filtration
Septic tank is between the pool and the main house
Leach lines go east towards English oak tree
Four phone lines
Cat 5 Cable
Comcast Cable and Wi-Fi
High speed video
Alarm system for house and guest cottage
Central music system with speakers and volume control in each room.

Exterior

New outdoor kitchen with large 65,000 BTU FireMagic grill with rotisserie and side burner, FireMagic refrigerator, sink, Bosch dishwasher, island and granite countertop
Swimming pool with gas heater, electric pool cover, lighting, concrete coping, and sunken bench the length of the pool
Conduit installed for outside lighting
Extensive perforated drainage under lawn
Swale in the garden between the cottage and pool is designed for flood control
Electricity installed at entrance for gate
Concrete outdoor steps
Travertine tiles in covered patio and front landing
Composite roof
Travertine tiles on all exterior patios and concrete steps

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Vineyard

.75+- acres, 1,100 vines planted to Cabernet Sauvignon

Clone 4

Rootstock 110R

Yields are 2.3+- tons per year. Varies by year.

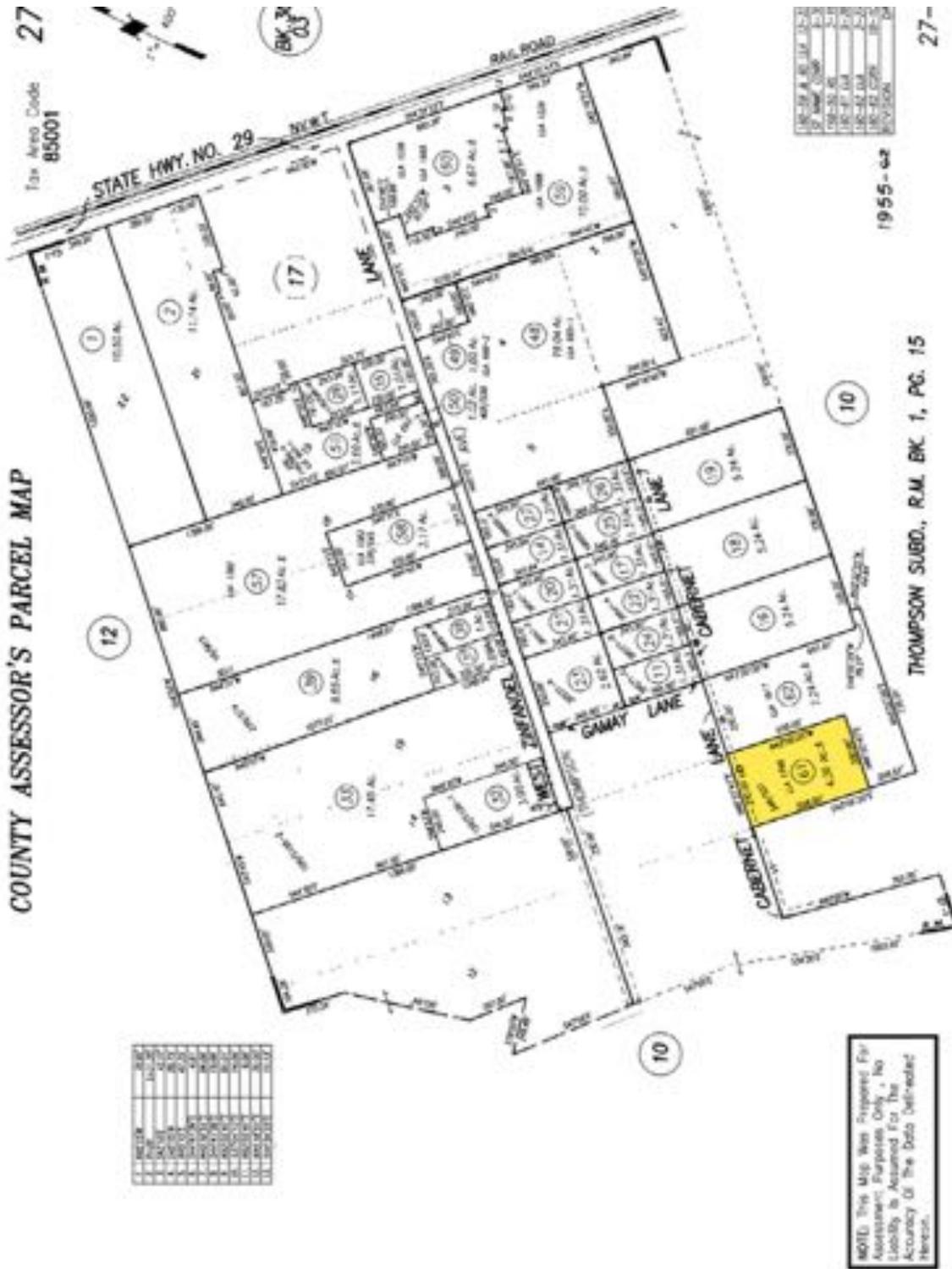
Spacing 4 x 4

Grapes sold to Judd's Hill for one more year. Contract auto renews or can be terminated.

Managed by Garvey Vineyard Management

1.75+- plantable acres at rear of property. Property was planted previously. This area adjoins Dana Estate vineyards and Aubert Vineyard.

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