



1285LasPosadas.com
1285 Las Posadas Road
Rancho La Jota
Howell Mountain, California

Offered at \$3,950,000

Golden Gate | **Sotheby's**
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1285 Las Posadas Road, Angwin



Howell Mountain Hilltop Retreat

Step back in time and into serene relaxation at this private, gated wine country estate in the Napa Valley. Perched on a level hilltop shaded by manicured Pine and Redwoods, the historic 40-acre compound has spectacular panoramic views of the valley. A 2,531-sq ft main house circa 1900 was meticulously remodeled in 2006, offering one bedroom, two bathrooms, an updated country chef's kitchen and expansive living and dining areas complete with vaulted, exposed beam ceilings and French doors that open directly to covered porches, an al fresco dining area and central lawn.

Adjacent to the main house, a boardwalk path lined with agapanthus leads to a generous, 1,200-sq ft guest house featuring three bedrooms, one without permits, two bathrooms, kitchen and open living and dining spaces. The "L"-shaped structure - built in 2010 - has a large, interior covered porch and sprawling flagstone patio surrounding a central swimming pool with infinity edge overlooking the vista. A Petangue court, fire pit, and two fireplaces complete this heritage hilltop retreat.

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Asking Price	\$3,950,000
Assessor's Parcel Number	024-350-048
Zoning	Ag Watershed
Parcel Size	Approximately 40 acres
Location	Approximately 87 miles to San Francisco International Airport Approximately 80 miles to Oakland International Airport Approximately 33 miles to Charles Schulz Airport in Santa Rosa Approximately 4 miles to Angwin Airport Approximately 74 miles to the Golden Gate Bridge Approximately 83 miles to the Bay Bridge
Background	Purchased in 2005 Remodeled in 2006
General	Peaceful setting with spectacular views Standard septic system for main house Engineered 3 bedroom septic system for guest house Two wells and a spring, pumps into tanks, 30 gpm. Property enclosed by partial fencing HOA- Water is metered Gated entrance Lamarite slate roofs Guest house
Main House	Built in 1900, remodeled in 2006 1 bedroom 2 bathrooms Approximately 2531 square feet Kahrs cherry hardwood floors Pella windows Direct TV Drapihski entertainment system in the ceilings
Living Room	Views Lennox Arizona Flagstone fireplace Runco TV

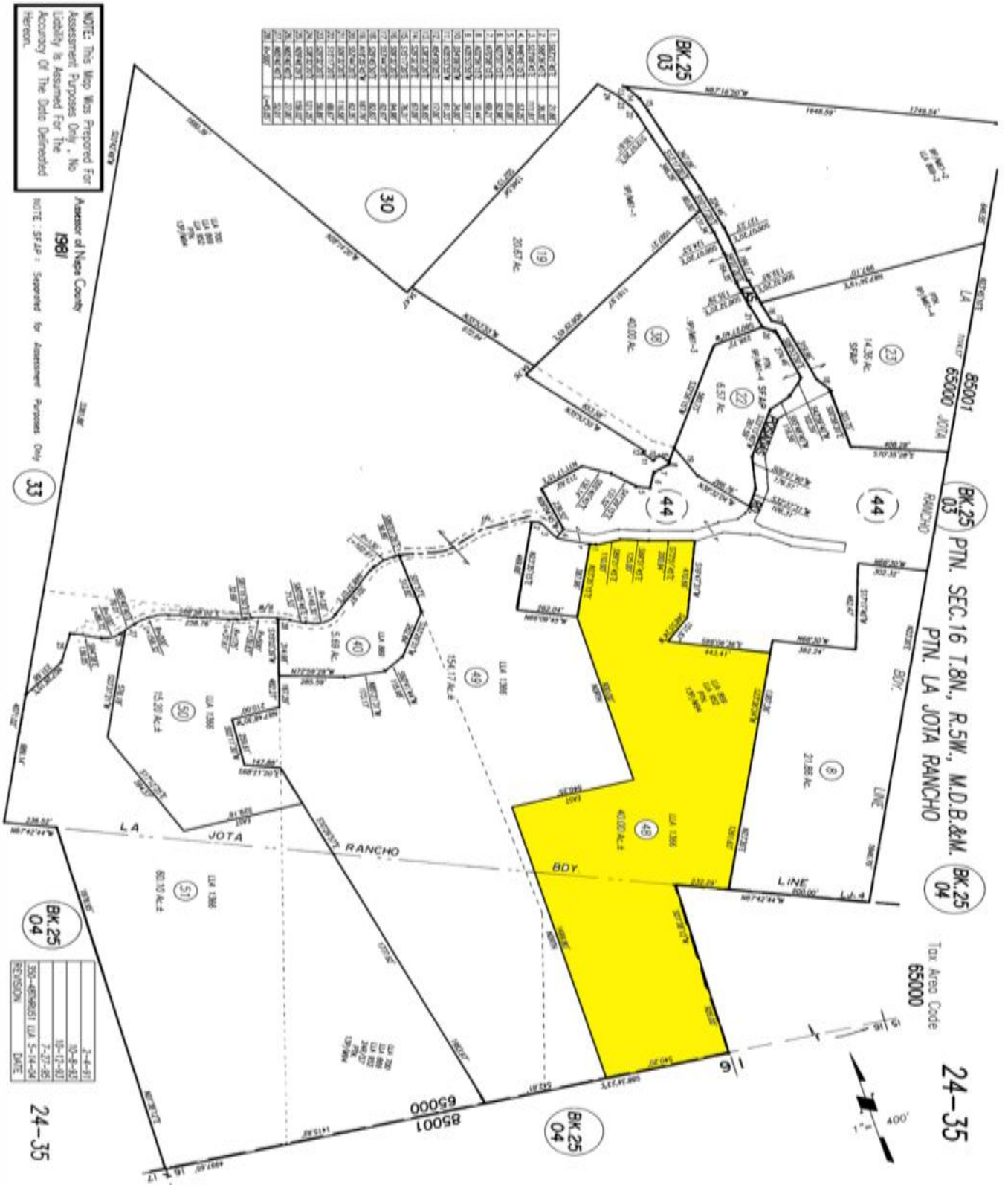
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Kitchen	Marble counters Wine cooler, Wine Enthusiast 196 Grohe fixtures Cherry floors 36" GE Profile Side by Side Refrigerator 36" Dacor 5 burner gas stovetop 30" Dacor Convection Wall Oven 30" Dacor warming drawer 24" Dacor Microwave Bosch Dishwasher
Dining Room	Open concept, large windows with views
Powder Room	Stall shower surrounded by Crema Marfil tile and floor Grohe fixtures
Master Bedroom	Hunter Douglas Motorized blinds Master bathroom en-suite 2 closets
Master Bathroom	Stall shower surrounded by Crema Marfil tile and floor Grohe fixtures Toto toilet
Laundry Room	27" GE Washer 27" GE Dryer
Guest House	Built in 2010 Approximately 1200 Sq.ft. 3 Bedrooms, one without permits 2 Bathrooms Maytag washer and dryer
Living/Dining Room	Open floor plan Gas Fireplace Living room has sliding door that opens onto patio Flagstone floors
Kitchen	Cambria countertops 36" Kitchen Aid Refrigerator 30" Kitchen Aid Gas range with convection warm drawer Kitchen Aid Microwave/hood combo 24" Bosch Dishwasher

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Guestrooms	1 bedrooms Cherry floors Closets
Guestbaths	Grohe fixtures Empadora Dark Counters Stall showers surrounded by Crema Marfil tile and floor
One-Car Garage	Attached
Swimming Pool	46x18'pool Heated with propane gas Pool sweep
Exterior	White wood exterior finish Petanque court Paved driveway Mature trees Automatic water system Gated Entry

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

Assessor of Napa County
1981
NOTE: SFPA: Submitted for Assessor's Purposes Only

REVISION	DATE
2-4-81	
3-3-81	
10-13-81	
7-27-85	
5-14-94	

24-35

Tax Area Code
65000

24-35

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