



1133StateLane.com

1133 State Lane

Yountville, California

Offered at \$12,000,000

COMPASS

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1133 State Lane, Yountville



Elegant French Country Estate

Rarely does the opportunity arise to acquire a property on the most exclusive and coveted lane in Yountville. 1133 State Lane is located approximately 2.2 miles to Washington Street - home to RH Yountville, Ma(i)sonry, world-class restaurants, including the French Laundry, Bouchon and Bistro Jeanty, hotels, spas, wine tasting and much more.

Sited on approximately 17 acres and surrounded by premium vineyards overlooking the spectacular views of Stags Leap, the Vaca Mountains and Poetry Inn, State Lane has become one of the most desirable and exclusive neighborhoods in Napa Valley, and home to several cult wines. 14+- acres of the property are planted to vineyard and under a long term, income-producing lease.

The main home is approximately 5,800 square feet with 4 bedrooms, each with en-suite bathrooms. The master bedroom opens to a large balcony and has two en-suite bathrooms with stunning views. The expansive living and entertainment areas, inside and out, beckon the connoisseur who loves to wine, dine and entertain.

The grounds are graced with a heated swimming pool and exquisite mature landscaping, reminiscent of English gardens with lush green plants and expansive displays of white blooms, along with thoughtfully sited vegetable and rose gardens, creating a luxurious and tranquil estate.

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Assessor's Parcel Number	031-170-010-000
Zoning	Ag Preserve
Parcel Size	Approximately 17 acres
Location	Approximately 70 miles to San Francisco International Airport Approximately 63 miles to Oakland International Airport Approximately 76 miles to Sacramento International Airport Approximately 18 miles to Napa County Airport Approximately 38 miles to Charles M. Schulz Sonoma County Airport Approximately 57 miles to the Golden Gate Bridge Approximately 52 miles to the Bay Bridge Approximately 2.2 miles to Washington Street
General	Built in 1999 Seller purchased property in June 2004 Upper level remodeled in 2018 Approximately 5,800 sf main house Architects – Chambers & Chambers Contractors – Cello & Maudru 4 bedrooms, 5 bathrooms 1 powder room Wood crown molding throughout 2 wood burning fireplaces All entertainment and living areas downstairs 1 bedroom downstairs, 3 bedrooms upstairs
Great Room	Two expansive living areas Wood burning fireplace 18 th century mantle Ceiling opens to the upper level
Living Room	Wood floors Wood burning fireplace 18 th century limestone mantle French doors open to covered outdoor living area
Kitchen	Kitchen island with cabinets and dual sink Extensive stone counters and cabinets Butler's Pantry French doors lead to covered outdoor dining terrace Entrance to garage Wood floors
Dining Room	Located between kitchen & living room Stamped concrete floors French doors opening to terrace and pool

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Downstairs Bedroom	North east corner off Great room French doors open to terrace Stone tile floors En-suite bathroom with shower over tub Views
Upstairs Landing	Closet with audio visual Two large linen cupboards Built-in bookshelves with cabinets below
Master Bedroom	Upper level Hardwood floor French doors open to balcony with spectacular views and stairway Two master bathrooms – one with tub, each with their own walk-in closets
Bedrooms	Two bedrooms, on northern side of house, both with en-suite bathrooms and showers over tubs Built in closets Views
Office/Bonus Room	Located at top of stairs - currently living as a bedroom
Laundry Room	Sink and cabinets Electric hookups Tile floors
Garage	Attached 2 car garage Adjoins kitchen Automatic doors
Infrastructure	Central heat and air with 4 zones – downstairs guest room, downstairs living rooms, master bedroom and office, upstairs bedrooms 2 wells, one used for irrigation and one for domestic Domestic well is in north west corner of property 1 5,000 gallon plastic storage tank on north vineyard road Irrigation well is towards front of property on North side Water softening system Two reverse osmosis systems – master bathroom and kitchen Automatic irrigation system 1200 gallon septic tank on north side of house Propane Gas water heater AT&T for phone, internet and television Redwood security alarm system
Swimming Pool	Gas heat Automatic pool cover Pool sweep

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Exterior

Wisteria arbor over dining and living terrace off kitchen and living room
Gas heater over outdoor living area
Mature landscaping
Rose and vegetable gardens
Fruit trees: Fig, apple, peach
Fenced for dogs

Vineyard

Approximately 14 acres under long term lease with Treasury Wine Estates
Lease expires November 30, 2036
TWE has option to extend up to 5 years until November 30, 2041
TWE primarily irrigates from the reservoir which is filled from the creek.
Owner has rights to reservoir on adjacent property for vineyard irrigation
Drip and sprinklers are used for irrigation
Wind is used for frost protection
Two driveways on either side of property for tractor farming

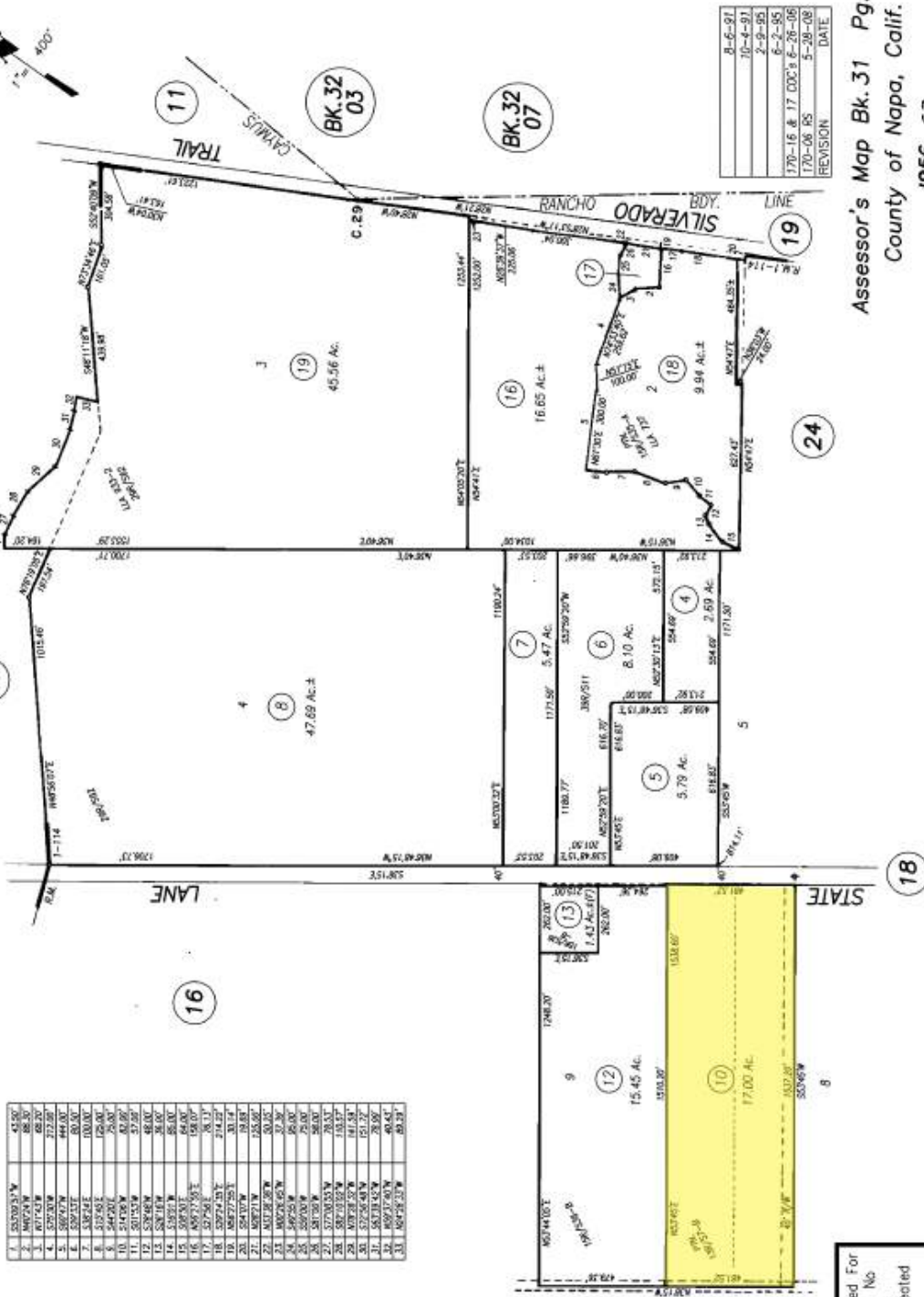
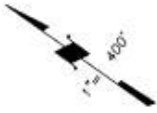
Excluded from the sale

Two statues in back garden
Chandelier at top of stairs
Two Carved dellarobbias at front door

31-17

Tax Area Code
72076

POR. YOUNT RANCH
R.M. Bk. 1, Part, Pg. 1/4



B-6-91	DATE
10-4-91	REVISION
2-9-92	REVISION
5-2-92	REVISION
6-2-92	REVISION
170-16 & 17 DOC'S 6-28-06	REVISION
170-06 RS	5-28-08

Assessor's Map Bk. 31 Pg. 17
County of Napa, Calif.
1956 - c2

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

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