

# Commercial Sale Client Stacking Summary Report

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**3235 Soda Canyon Rd, Napa, CA 94558-9459**

**Active**

**\$9,950,000**



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<b>MLS Number:</b> 322080129	<b>DOM / CDOM:</b> 674/674	<b>Original Price:</b> \$10,497,000
<b>Current Use:</b>	<b>On-Market:</b> 08/26/22	<b>Sold Price:</b>
<b>Zoning:</b>	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$1,949.83
<b>Approx. Sq Ft:</b> 5103	<b>Pending:</b>	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 60.2900 ac	<b>Closed:</b>	<b>Broker Co-op:</b> 2.5
<b>APN:</b> 032-440-009-000	<b>Year Built:</b> 2006	<b>Stories:</b> 0
<b>Location:</b>	<b>GSI:</b> \$	<b>NOI:</b> \$
<b>Net Rent-Sq Ft:</b> 0	<b>Total Units:</b> 0	<b>Number Buildings:</b> 0
<b>Number Offices:</b> 0	<b>Number Tenants:</b> 0	<b>Number Restrooms:</b> 0
<b>Building Features:</b>		

**Directions:** Soda Canyon Road from Silverado Trail. Left into the Soda Canyon Ranch gated community (gate code needed to enter). Follow directional signage to actual property gate. The Property cannot be seen from the first gate.

**Public Remarks:** Atlas Peak AVA!!! Spectacular Napa Valley views from this home and large 14-acre profitable Cabernet Sauvignon vineyard, with grapes sold to high-end wineries. Located in the exclusive Soda Canyon Ranch and set upon a very private 60 acres. Surrounded by Foss Valley and Stage Coach Vineyard to the north; Oakville, Rutherford, Rector Reservoir, Haystack Hill, and Mt. Saint Helena to the west; Trinchero vineyards to the east; and the quaint, quite popular, Michelin-Guide-filled town of Yountville, and its neighboring dramatic Mayacama Mountain Range to the southwest. Enjoy the epitome of the Napa lifestyle in the Estate's spacious custom-built home, large pool, huge deck, and oversized wrap-around porch, all designed to optimize this amazingly beautiful and unique setting. No need to wait for a lengthy premium hillside vineyard permitting process and/or a nearly impossible Napa County permitting process for a hillside home with views...this all ready for you to enjoy immediately.

# Residential Client Stacking Summary Report

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## 1480 Tubbs Ln, Calistoga, CA 94515-9726

Active

\$13,000,000



[Additional Pictures](#) | [Virtual Media](#)

<b>MLS Number:</b> 323900643	<b>DOM / CDOM:</b> 315/315	<b>Original Price:</b> \$13,000,000
<b>Beds:</b> 5	<b>On-Market:</b> 09/05/23	<b>Sold Price:</b>
<b>Baths T(F/P):</b> 6(5/1)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$2,106.29
<b>Apprx. Sq Ft:</b> 6172	<b>Pending:</b>	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 12.2000 ac	<b>Closed:</b>	<b>Subtype:</b> Single Family Re
<b>Heat:</b> Central	<b>Stories:</b> 2	<b>Pool:</b> Yes
<b>APN:</b> 017-130-051-000	<b>Year Built:</b> 1996	<b>Description:</b> Detached
<b>Cross Street:</b> Hwy 29	<b>Association:</b> No	\$0

**Directions:** Hwy 29/Hwy 128 to Tubbs Lane.

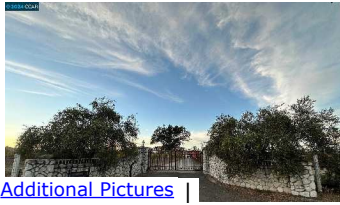
**Broker Co-op:** 2.5

**Public Remarks:** Grandly proportioned Italian country estate combines the allure and distinction of a historic Roman-style villa with the modern luxuries of today. Nestled on 12+ acres with 360-degree views of mountains & surrounded by its own 10 acres of Cabernet Sauvignon vineyard. Elegance unfolds entering through majestic cypress trees intermixed with 145-year-old olive trees to the grand portico. Massive double door entry, huge salon-like great room with luxurious sunken bar for grand scale entertaining, enormous marble countered kitchen is equipped to the highest gourmet standards, formal dining room, family room, music room, and 4 bedrooms including luxurious & spacious master suite with a private balcony overlooking the sea of vineyards. The second dwelling features spacious guest quarters, a wine cellar & tasting room, a game room, a fully equipped gym, & a Roman-style verandah stepping down to a resort-size patio, pool with water fountains, spa, loggia, outdoor bar, fireplace, outdoor kitchen & 9 car garage. The Italian-style gardens, water fountains, sculpted boxwood hedges & a spectacular outdoor dining area & bocce court are surrounded by 145+-year-old olive trees. This Italian villa represents the owner's insistent perfection for beautiful surroundings & the romantic feel of Italy.

## 5267 Old Sonoma Rd, Napa, CA 94559

Active

\$6,700,000



[Additional Pictures](#) | [Virtual Media](#)

<b>MLS Number:</b> 41050056	<b>DOM / CDOM:</b> 122/122	<b>Original Price:</b> \$6,700,000
<b>Beds:</b> 5	<b>On-Market:</b> 03/16/24	<b>Sold Price:</b>
<b>Baths T(F/P):</b> 4(3/1)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$1,455.57
<b>Apprx. Sq Ft:</b> 4603	<b>Pending:</b>	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 795405 sqft	<b>Closed:</b>	<b>Subtype:</b> Single Family Re
<b>Heat:</b> MultiZone	<b>Stories:</b> 2	<b>Pool:</b> No
<b>APN:</b> 047-370-011-000	<b>Year Built:</b> 1991	<b>Description:</b> Detached
<b>Cross Street:</b> Dealy Lane	<b>Association:</b> No	\$0

**Directions:** Carneros Hwy 12 to Old Sonoma Rd

**Broker Co-op:** 3

**Public Remarks:** A rare opportunity to own a piece of Napa Valley's prestigious Carneros Region. Geltis Ambelos Vineyards Estate, for sale after over 30 years of original ownership. Prominently sited on 18+ acres in the heart of the Carneros wine region. The property features approx 13+/- lush income producing acres planted to Pinot Noir and Chardonnay with exclusive contract w/ MUMM Winery. Spacious custom 4,600 sq. ft home with breathtaking vineyard views from every window, and of Domain Carneros Winery from the 2nd story. Features 5 bedrooms, 3.5 baths, an open floor plan, chef's kitchen w/ attached family room, relaxing living room with fireplace and large view deck, formal dining area, wine cellar, 2-car garage, and ground floor in-law bedroom / au pair quarters. With its proximity to world-renowned wineries, Carneros Resort and Spa across the road, fine dining, and luxurious spas, this property ensures a lifestyle of leisure and indulgence. Don't miss this extraordinary chance to own a piece of Napa Valley's wine country legacy. Whether you're an aspiring winemaker or simply seeking a tranquil escape, 5267 Old Sonoma Road offers a rare opportunity to turn your vision into reality.

## 3235 Soda Canyon Rd, Napa, CA 94558-9459

Active

\$9,950,000



[Additional Pictures](#) | [Virtual Media](#)

<b>MLS Number:</b> 322080115	<b>DOM / CDOM:</b> 674/674	<b>Original Price:</b> \$10,497,000
<b>Beds:</b> 4	<b>On-Market:</b> 08/26/22	<b>Sold Price:</b>
<b>Baths T(F/P):</b> 5(3/2)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$1,949.83
<b>Apprx. Sq Ft:</b> 5103	<b>Pending:</b>	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 60.2900 ac	<b>Closed:</b>	<b>Subtype:</b> Single Family Re
<b>Heat:</b> Central	<b>Stories:</b> 2	<b>Pool:</b> Yes
<b>APN:</b> 032-440-009-000	<b>Year Built:</b> 2006	<b>Description:</b> Detached
<b>Cross Street:</b> Soda Canyon / Silver	<b>Association:</b> No	\$0

**Directions:** Soda Canyon Road from Silverado Trail. Left into the Soda Canyon Ranch - gated community.

**Broker Co-op:** 2.5

Follow directional signage to actual property gate - second gate.

**Public Remarks:** Amazing offering of both Panoramic Views and solid Vineyard Income! This magical Wine Country Setting in Napa Valley's acclaimed Atlas Peak AVA is perfectly perched upon a gentle knoll in prestigious Soda Canyon Ranch. Striking mountain, vineyard, and water views abound, including Mt. Tam, Foss Valley, Haystack Hill, Atlas Peak, Mount St. Helena, Rector Reservoir, and the Mayacama Mountain Range...all of which surround these very private sixty acres. With quiet celebrity vineyards such as Stage Coach and Trincherro, this Estate also has views of the famed Napa Valley towns of Napa, Oakville, Rutherford, St. Helena, and the culinary mecca that is Yountville. The 14-acre profitable Cabernet Sauvignon vineyard's grapes are found in some of Napa Valley's finest wines. A spacious, custom-built home includes an inviting swimming pool, spa, and stately wrap-around porch affording amazing views at every turn and through every window. The estate was designed to optimize its uniquely beautiful setting, offering the epitome of Napa Valley Wine Country Living.

# Residential Client Stacking Summary Report

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## 1095 Hardman Ave, Napa, CA 94558-1408

Active

\$9,975,000



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<b>MLS Number:</b> 323920602	<b>DOM / CDOM:</b> 262/262	<b>Original Price:</b> \$10,975,000
<b>Beds:</b> 4	<b>On-Market:</b> 10/25/23	<b>Sold Price:</b>
<b>Baths T(F/P):</b> 6(5/1)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$2,102.21
<b>Apprx. Sq Ft:</b> 4745	<b>Pending:</b>	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 20.2100 ac	<b>Closed:</b>	<b>Subtype:</b> Single Family Re
<b>Heat:</b> MultiZone,Propane	<b>Stories:</b> 2	<b>Pool:</b> Yes
<b>APN:</b> 039-190-036-000	<b>Year Built:</b> 1985	<b>Description:</b> Custom
<b>Cross Street:</b> Silverado Trail	<b>Assocation:</b> No	\$0

**Directions:** Take Silverado Trail and turn onto Hardman Avenue. Turn right into a long driveway which is under construction but will be repaired. Follow driveway up a gradual incline and turn right into the property parking area. **Broker Co-op:** 2.5

**Public Remarks:** Available for the first time in more than 40 years, this rare offering features a prime income producing 19.03 +/- acre Cabernet Sauvignon vineyard, 4-bedroom residence, and direct frontage on Hardman avenue providing opportunities for future winery development. Situated on approximately 20.2 +/- private acres yet less than five minutes from Napa's commercial center, the property's southwest facing aspect, slight elevation, and dramatic layered mountain and vineyard views become a luminescent golden landscape at sunset. The vineyard, with gently rolling topography adjacent to the Garvey and Duckhorn vineyards, is under lease to Pia Vineyard Management with attractive income to the owner through 2026, but with a buyout provision for those who wish to own the grape crop as soon as 2024. The 4,745 +/- sq ft home showcases a lovely entry experience with water feature, leading to a spacious open floor plan including formal living room, dining room, kitchen open to casual dining and family room, a spacious master suite, office, den, wine cellar, 3-car garage, and two solariums affording beautiful views of the property's vineyard plus seamless access to the expansive entertaining patio and pool. The property's infrastructure includes a back-up generator and two private wells.

## 4054 Silverado Trl, Napa, CA 94558-1119

Active

\$10,995,000



[Additional Pictures](#) | [Virtual Media](#)

<b>MLS Number:</b> 324022616	<b>DOM / CDOM:</b> 105/105	<b>Original Price:</b> \$10,995,000
<b>Beds:</b> 8	<b>On-Market:</b> 04/02/24	<b>Sold Price:</b>
<b>Baths T(F/P):</b> 9(7/2)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$1,672.50
<b>Apprx. Sq Ft:</b> 6574	<b>Pending:</b>	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 19.2400 ac	<b>Closed:</b>	<b>Subtype:</b> 3+ Houses on L
<b>Heat:</b> Central,Fireplace(s)	<b>Stories:</b> 2	<b>Pool:</b> Yes
<b>APN:</b> 039-140-014-000	<b>Year Built:</b> 2009	<b>Description:</b> Detached
<b>Cross Street:</b> Soda Canyon	<b>Assocation:</b> No	\$0

**Directions:** Take Silverado Trail, turn east into drive at 4054 Silverado Trail. Driveway is just north of Soda Canyon Store. **Broker Co-op:** 2.5

**Public Remarks:** A family-owned estate since 1943 like this rarely becomes available or even makes it on the market. The gently sloping, 19.2-acre parcel sits on the Valley floor and is bisected by the Soda Creek. It has always been an Agricultural property, most recently planted to Vineyards in 2004. The entrance is anchored by an original 1907 agricultural barn, then winds through the vineyards framed with stately Oak trees and gorgeous natural landscape. Three wells on the property provide ample water to three homes and approximately 10.9 acres planted predominantly to Cabernet Sauvignon. The family built the well-constructed European Farmhouse-style main home and guest house from the ground up in 2009. The main house, 4224 +/- sq. ft., with 4 BD, 4.5 BA and great room. Sited next to the pool lies the guest house of roughly 1000 +/- sq. ft., kitchen, living room, dining room, two bedrooms, and 1.5 bath. A sufficient distance away, you'll find a complete ADU with 1350 square feet of living. Zoning allows for Winery use and the property benefits from having an existing turning lane on the Silverado Trail directly in front of the property entrance.

## 136 Kirkland Ranch Rd, American Canyon, CA 94503-9684

Active

\$11,000,000



[Additional Pictures](#) | [Virtual Media](#)

<b>MLS Number:</b> 321020517	<b>DOM / CDOM:</b> 1167/1167	<b>Original Price:</b> \$12,000,000
<b>Beds:</b> 4	<b>On-Market:</b> 04/02/21	<b>Sold Price:</b>
<b>Baths T(F/P):</b> 3(2/1)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$3,235.29
<b>Apprx. Sq Ft:</b> 3400	<b>Pending:</b>	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 75.9100 ac	<b>Closed:</b>	<b>Subtype:</b> Single Family Re
<b>Heat:</b> Central	<b>Stories:</b> 2	<b>Pool:</b> No
<b>APN:</b> 057-020-081-000	<b>Year Built:</b> 1906	<b>Description:</b> Detached,Ranch
<b>Cross Street:</b> Hwy 12/Jameson Can	<b>Assocation:</b> No	\$0

**Directions:** Hwy 12/Jameson Canyon Rd turn north at stop light at Kirkland Ranch Rd. (Opposite of Chardonnay Golf Club). Drive past Sunrise Ranch Winery, turn LEFT through the stone gate. Stay on this road until you pass the cattle pens then turn right into the Ranch property. **Broker Co-op:** 2.5

**Public Remarks:** Napa Valley Vineyard, Kirkland Ranch, a stunning 75-acre estate located in Napa Valley. The vineyard boasts 26 acres of Cabernet Sauvignon, Pinot Noir, Petit Verdot and Syrah grapes, with 40 additional acres of open land. Take in the incredible multi-million dollar views of Napa Valley, with rolling hills, vineyards, and the picturesque Chardonnay and Eagle Vines Golf Clubs. The residential compound spans 3 acres, featuring charming private residences, landscaped grounds, a grand gazebo, and a professional office with unparalleled views. In addition, there are equipment barns/workshops, and 5 acres dedicated to horse and cow enclosures. The compound includes a large, grand California Victorian home with 4 bedrooms, 2.5 baths, a 2-bedroom, 2 bath home with a 2-car garage, and an early 1900s 2-bedroom, 1 bath Cottage with stunning views. These residences can be rented out for additional income. Located just 5 minutes from Napa Airport, 15 minutes from Downtown Napa, and 45 minutes from San Francisco, owning this rare gem is a remarkable opportunity not to be missed.

# Residential Client Stacking Summary Report

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## 3265 Soda Canyon Rd, Napa, CA 94558-9459

**Active**

**\$11,950,000**



[Additional Pictures](#) | [Virtual Media](#)

<b>MLS Number:</b> 322068116	<b>DOM / CDOM:</b> 666/666	<b>Original Price:</b> \$21,000,000
<b>Beds:</b> 5	<b>On-Market:</b> 08/03/22	<b>Sold Price:</b>
<b>Baths T(F/P):</b> 5(5/0)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$2,177.88
<b>Apprx. Sq Ft:</b> 5487	<b>Pending:</b>	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 41.7600 ac	<b>Closed:</b>	<b>Subtype:</b> Single Family Re
<b>Heat:</b> Central,Fireplace(s)	<b>Stories:</b> 3	<b>Pool:</b> No
<b>APN:</b> 032-500-033-000	<b>Year Built:</b> 1992	<b>Description:</b> Detached
<b>Cross Street:</b> No	<b>Association:</b> No	\$0

**Directions:** Silverado Trail to Soda Canyon Road - approx. 10 minutes to 3265 on the left look for large iron gate and tall cypress trees lined driveway. **Broker Co-op:** 2.0

**Public Remarks:** This Napa Valley vineyard estate, prominently sited on 41.76 acres in Atlas Peak wine region with appx. 28.18 acres high quality vineyard. The property enjoys spectacular mountain and valley views and the best soil for complexed high quality vines grow on Soda Canyon peak known for the best and very rocky soil with undulating elevations. The property features 26.76 ac. planted to Cabernet Sauvignon, Merlot, Malbec, Sauvignon Blanc and 1.42 acres ready for replant. The spacious 5,487 sq. ft home features 5 bedrooms, 5 baths, an open floor plan relaxing living room with a fireplace and large view deck, an open kitchen with adjacent family room and dining area, wine cellar, 2-car garage, and a laundry room. All Bedrooms are complemented with large windows that showcase the home's dramatic vistas from sunrise to sunset. There is also a separate red barn which serves as an office building for vineyard manager and staff.

## 60 Hunter Ranch Rd, Napa, CA 94558-1816

**Active**

**\$16,800,000**



[Additional Pictures](#) | [Virtual Media](#)

<b>MLS Number:</b> 324026609	<b>DOM / CDOM:</b> 93/93	<b>Original Price:</b> \$16,800,000
<b>Beds:</b> 6	<b>On-Market:</b> 04/14/24	<b>Sold Price:</b>
<b>Baths T(F/P):</b> 8(6/2)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$1,701.27
<b>Apprx. Sq Ft:</b> 9875	<b>Pending:</b>	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 14.0000 ac	<b>Closed:</b>	<b>Subtype:</b> Single Family Re
<b>Heat:</b> Central,MultiZone,Radiant Floor	<b>Stories:</b> 1	<b>Pool:</b> Yes
<b>APN:</b> 036-160-016-000	<b>Year Built:</b> 2009	<b>Description:</b> Custom,Luxury
<b>Cross Street:</b> Salvador Avenue	<b>Association:</b> No	\$0

**Directions:** From Northbound Highway 29, turn right on Salvador Avenue. Turn Left on Hunter Ranch Road. **Broker Co-op:** 2.5

**Public Remarks:** An exceptional residence positioned at the end of an idyllic, tree-lined private lane in the Oak Knoll District AVA with views of Mount St. Helena and Stag's Leap, this offering is designed for an immersive Wine Country lifestyle. The stately home is set on the Valley floor and surrounded by large-scale vineyards. The property includes 11.5+/- ac of Cabernet Sauvignon and Chardonnay vines, main + guest residences totaling 9,875 SF, and extensive outdoor amenities. Soaring vineyard views can be appreciated from each of the 6 BR and many entertainment venues. The main residence layout is ideal for comfortable hosting and living. A generous chef's kitchen, formal dining room, multiple sitting areas, movie theater, wine tasting room, and full bar are examples of incredible, single-level entertainment opportunities. Each connects to the remarkable outdoor venues: a vineyard-clad pool with baja shelves and integrated spa, covered and heated dining spaces, bocce court, grass lawns, fruit and vegetable gardens, and a stunning sunset deck. The owner's suite is a destination for relaxation featuring a fireplace, en suite bathroom with soaking tub and steam shower, and outdoor shower. A private 634 SF guest house hosts its own parking area and features 1BD/1BA and open layout living.

## 5933 Haire Ln, Napa, CA 94559

**Active**

**\$17,900,000**



[Additional Pictures](#) | [Virtual Media](#)

<b>MLS Number:</b> 324009023	<b>DOM / CDOM:</b> 153/153	<b>Original Price:</b> \$17,900,000
<b>Beds:</b> 0	<b>On-Market:</b> 02/14/24	<b>Sold Price:</b>
<b>Baths T(F/P):</b> 0(0/0)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$6,392.86
<b>Apprx. Sq Ft:</b> 2800	<b>Pending:</b>	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 213.0000 ac	<b>Closed:</b>	<b>Subtype:</b> Single Family Re
<b>Heat:</b> Central	<b>Stories:</b> 1	<b>Pool:</b> Yes
<b>APN:</b> 047-120-001-000	<b>Year Built:</b> 1998	<b>Description:</b> Ranchette/Count
<b>Cross Street:</b> Hwy 12	<b>Association:</b> No	\$0

**Directions:** Hwy 12 to Haire Lane **Broker Co-op:** 2

**Public Remarks:** The stunning 213+/- acre Haire Ranch straddles the Napa/Sonoma County Line in beautiful Carneros. There are currently 63.97 acres planted to Pinot Noir and Chardonnay Vines with another 82.5 acres of fallow vineyard ground ready for redevelopment. The Ranch has a 60 acre foot reservoir and a strong Ag Well to handle all irrigation. Every room of the home has spectacular views of the vines below. There is a conference room, pool/party room, a detached 4 car garage and two large shops. Additional revenue is brought in from 2 cell sites. Ashfall in the hillside is deemed suitable for wine caves. Multiple build sites with views of the SF Financial District, Mt Tamalpais and Mt Diablo. Incredible opportunity to fulfill your Wine Country dreams just a few minutes drive to downtown Napa and Sonoma Plaza!



# Residential Client Stacking Summary Report

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## 1129 Dealy Ln, Napa, CA 94559-9706

Active

\$27,750,000



[Additional Pictures](#) | [Virtual Media](#)

<b>MLS Number:</b>	324039411	<b>DOM / CDOM:</b>	55/55	<b>Original Price:</b>	\$27,750,000
<b>Beds:</b>	6	<b>On-Market:</b>	05/22/24	<b>Sold Price:</b>	
<b>Baths T(F/P):</b>	16(14/2)	<b>Contingent:</b>		<b>Price per Sq Ft:</b>	\$1,799.49
<b>Apprx. Sq Ft:</b>	15421	<b>Pending:</b>		<b>Unit/Block/Lot:</b>	
<b>Lot Size:</b>	58.0000 ac	<b>Closed:</b>		<b>Subtype:</b>	Single Family Re
<b>Heat:</b>	Central	<b>Stories:</b>	1	<b>Pool:</b>	Yes
<b>APN:</b>	047-370-017-000	<b>Year Built:</b>	1961	<b>Description:</b>	Luxury
<b>Cross Street:</b>	Old Sonoma Road	<b>Association:</b>	No		\$0

**Directions:** Old Sonoma Road to Dealy Lane.

**Broker Co-op:** 1.5

**Public Remarks:** Discover 1129 Dealy Lane, an unparalleled property that epitomizes the best of Napa Valley living. Spanning 58 acres and four separate legal parcels, the property includes a 7,521 sqft main residence, a 1,500 sqft guest house, and a 6,400 sqft clubhouse. Additionally, the property maintains a use permit with Napa County for public golf and golf-related events, a truly one-of-a-kind opportunity. The modern farm-style clubhouse was redesigned in 2022 by architect Karin Payson and Erin King Interior Design. Amenities include a state-of-the-art commercial kitchen, outdoor decking built around a heritage oak, lounge area, bar, and a great room that can accommodate large events or corporate retreats. The 33-acre vineyard is located in the heart of Napa's Los Carneros AVA. Neighboring wineries include Domaine Carneros, Artesa, and Cuvaison. The grounds of the property feature landscaped gardens, a pristine swimming pool, BBQ area, tennis court, two lakes, a fruit orchard as well as extensive patio areas and walking paths with stunning views of the vineyards and golf experience. 1129 Dealy Lane offers a unique blend of luxury, recreation, and natural beauty. Don't miss this opportunity to own a piece of Napa Valley paradise where you can create lasting memories with family and friends.

## 2181 N 3rd Ave, Napa, CA 94558-3837

Active

\$29,980,000



[Additional Pictures](#) | [Virtual Media](#)

<b>MLS Number:</b>	322074483	<b>DOM / CDOM:</b>	425/425	<b>Original Price:</b>	\$35,000,000
<b>Beds:</b>	7	<b>On-Market:</b>	08/11/22	<b>Sold Price:</b>	
<b>Baths T(F/P):</b>	11(8/3)	<b>Contingent:</b>		<b>Price per Sq Ft:</b>	\$2,262.64
<b>Apprx. Sq Ft:</b>	13250	<b>Pending:</b>		<b>Unit/Block/Lot:</b>	
<b>Lot Size:</b>	34.2400 ac	<b>Closed:</b>		<b>Subtype:</b>	Single Family Re
<b>Heat:</b>	Central	<b>Stories:</b>	3	<b>Pool:</b>	Yes
<b>APN:</b>	052-130-061-000	<b>Year Built:</b>	2004	<b>Description:</b>	Custom, Detache
<b>Cross Street:</b>	Hagen	<b>Association:</b>	No		\$0

**Directions:** See attachment.

**Broker Co-op:** 2.0

**Public Remarks:** Created from the 1800s settlement of Napa's founder, Nathan Coombs, the Meteor Vineyard Estate is a rare prestigious offering: an architecturally significant residence and an esteemed, highly profitable ultra-premium vineyard that has been called the Grand Cru of the Coombsville region. Gated and consummately serene, this 34 +/- acre oasis is anchored by a 13,250 +/- sq ft residential compound designed by Cutler Anderson; an impressive landmark comprising a four-bedroom main home, a three-bedroom second dwelling, and studio. The enveloping 22.58 acres of Cabernet Sauvignon and Petit Verdot grape vines serve as the select source of numerous single-vineyard designate wines and of the estate's own distinguished Meteor brand. Standing stalwart at the property's highest point is an iconic valley oak, and embracing it all are wine country's bucolic hills. This is truly a once-in-a-lifetime opportunity for a connoisseur of architecture, winemaking, and the geography and flora of Napa Valley.

## 3140 Golden Gate Dr, Napa, CA 94558-6191

Closed

\$1,900,000



[Additional Pictures](#) | [Virtual Media](#)

<b>MLS Number:</b>	323017026	<b>DOM / CDOM:</b>	121/121	<b>Original Price:</b>	\$3,450,000
<b>Beds:</b>	3	<b>On-Market:</b>	04/16/23	<b>Sold Price:</b>	\$1,900,000
<b>Baths T(F/P):</b>	2(2/0)	<b>Contingent:</b>	08/10/23	<b>Price per Sq Ft:</b>	\$903.90
<b>Apprx. Sq Ft:</b>	2102	<b>Pending:</b>	08/31/23	<b>Unit/Block/Lot:</b>	
<b>Lot Size:</b>	16.7600 ac	<b>Closed:</b>	09/11/23	<b>Subtype:</b>	Single Family Re
<b>Heat:</b>	Central, Propane	<b>Stories:</b>	0	<b>Pool:</b>	No
<b>APN:</b>	047-100-046-000	<b>Year Built:</b>	1956	<b>Description:</b>	Detached
<b>Cross Street:</b>	Stanly lane	<b>Association:</b>	No		\$0

**Directions:** Take a left from Stanly Lane and follow signs at end of road.

**Broker Co-op:** 2.5

**Public Remarks:** Welcome to this stunning vineyard property in the renowned Carneros AVA of Napa Valley. Spanning 16.76 acres, this legacy property offers a unique opportunity to own a slice of history in one of Northern California's premier wine growing regions. Originally planted with grapes in the 1830s, the Carneros AVA is renowned for its mild to cool climate and is home to some of the finest wineries in the world. The 10.5-acre vineyard was planted in 1994 and is currently includes 9.0 acres of Chardonnay and 1.5 acres of Syrah. The dwelling / homesite is situated in a stunning setting surrounded by a beautiful vista of vines and hills. A reservoir near the entry from Golden Gate Drive provides water for irrigation. Located in a convenient, yet private location with easy access to Napa, San Francisco, and Sonoma, this property is an exceptional opportunity for vineyard-focused and residential buyers.

# Residential Client Stacking Summary Report

powered by BAREIS MLS

## 1079 Hedgeside Ave, Napa, CA 94558

Closed

\$7,105,000



[Additional Pictures](#) | [Virtual Media](#)

<b>MLS Number:</b> 323014826	<b>DOM / CDOM:</b> 166/166	<b>Original Price:</b> \$7,900,000
<b>Beds:</b> 6	<b>On-Market:</b> 03/21/23	<b>Sold Price:</b> \$7,105,000
<b>Baths T(F/P):</b> 5(4/1)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$1,325.81
<b>Apprx. Sq Ft:</b> 5359	<b>Pending:</b> 09/19/23	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 16.2600 ac	<b>Closed:</b> 10/02/23	<b>Subtype:</b> Single Family Re
<b>Heat:</b> Central,Fireplace (s),Radiant Floor	<b>Stories:</b> 2	<b>Pool:</b> Yes
<b>APN:</b> 039-290-032-000	<b>Year Built:</b> 1991	<b>Description:</b> Detached,Studio
<b>Cross Street:</b> Monticello	<b>Association:</b> No	\$0

**Directions:** Take Trancas to Monticello Road, please use 1220 Monticello Road address for entry. **Broker Co-op:** 3  
**Public Remarks:** Rare, valley floor, 16+ acre private estate. Over 12 acres of income producing, professionally managed vineyard planted in Sauvignon Blanc. The property provides two entrances, use Monticello Road. Very productive well. Public sewer system. Solar Panels. Home was totally redone in 2005. Polished concrete and reclaimed wood floors, warmed by radiant heat. Open kitchen with large pantry, walk-in temperature controlled wine cellar, high end appliances including 2 dishwashers. Outdoor pizza oven and covered eating area by the pool. This is a rare valley floor offering.

## 990 Mee Ln, St. Helena, CA 94574-9792

Closed

\$3,750,000



[Additional Pictures](#) | [Virtual Media](#)

<b>MLS Number:</b> 21318196	<b>DOM / CDOM:</b> 163/163	<b>Original Price:</b> \$4,500,000
<b>Beds:</b> 2	<b>On-Market:</b> 08/12/13	<b>Sold Price:</b> \$3,750,000
<b>Baths T(F/P):</b> 2(2/0)	<b>Contingent:</b> 12/05/13	<b>Price per Sq Ft:</b> \$2,074.12
<b>Apprx. Sq Ft:</b> 1808	<b>Pending:</b> 01/22/14	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 11.9000 ac	<b>Closed:</b> 09/15/23	<b>Subtype:</b> 2 Houses on Lot
<b>Heat:</b> Radiant	<b>Stories:</b> 1	<b>Pool:</b> Yes
<b>APN:</b> 030-080-040-000	<b>Year Built:</b> 1979	<b>Description:</b> Detached
<b>Cross Street:</b> Hwy 29	<b>Association:</b> No	\$0

**Directions:** Hwy 29 east on Mee Lane **Broker Co-op:** 2.5  
**Public Remarks:** Beautiful views of vineyards. 11.9 acres consisting of 5.45 acres in Merlot and 4.91 acres in Chardonnay. Additional features include a 1 Bedroom, 1 Bath Guest House and an in-ground pool.

## 1350 Yount Mill Rd, Napa, CA 94558-9497

Closed

\$10,650,000



[Additional Pictures](#) | [Virtual Media](#)

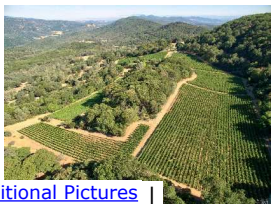
<b>MLS Number:</b> 323035999	<b>DOM / CDOM:</b> 47/47	<b>Original Price:</b> \$17,500,000
<b>Beds:</b> 6	<b>On-Market:</b> 05/31/23	<b>Sold Price:</b> \$10,650,000
<b>Baths T(F/P):</b> 7(6/1)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$1,439.19
<b>Apprx. Sq Ft:</b> 7400	<b>Pending:</b> 07/17/23	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 11.5000 ac	<b>Closed:</b> 07/26/23	<b>Subtype:</b> 2 Houses on Lot
<b>Heat:</b> Fireplace (s),MultiUnits,Propane,Radiant	<b>Stories:</b> 0	<b>Pool:</b> Yes
<b>APN:</b> 031-100-035-000	<b>Year Built:</b>	<b>Description:</b> Detached
<b>Cross Street:</b> Hwy. 29	<b>Association:</b> No	\$0

**Directions:** From Hwy. 29, east on Yount Mill Road. Property is on the left hand side. **Broker Co-op:** 2  
**Public Remarks:** This chic and stylish wine country compound is nestled in Napa Valley's famed Oakville wine appellation, on one of the most coveted streets in the Napa Valley. The idyllic setting offers amazing views over Oakville and its own 10.4 +/- gross acre Cabernet Sauvignon vineyard. The property is sited on 11.5 +/- acres on two legal parcels with expansive gardens encompassing a pool & jacuzzi, & showcases a Howard Backen designed main residence, designer renovated 1890's farmhouse, guest house, wine room, and party barn. Known for his skill at designing seamless indoor-outdoor living the Estate is the epitome of that vision. Inside the 1 bedroom, 1.5 bath home you will find hand-picked finishes by the original Restoration Hardware designer Barbara Colvin. Stone flooring from India throughout, open beam ceilings, custom glass and metal sliding doors, multiple fireplaces, & a large chef's kitchen with an oversized Carrera marble island. The farmhouse, boasts a wraparound porch leading to a large back deck overlooking the extensive gardens, fruit trees, pool and vineyards. The party barn features dramatic sliding doors, hand-built rock walls, and soaring wood ceilings.

## 4310 Atlas Peak Rd, Napa, CA 94558-9318

Sold Off MLS

\$4,000,000



[Additional Pictures](#) | [Virtual Media](#)

<b>MLS Number:</b> 324002047	<b>DOM / CDOM:</b> 50/50	<b>Original Price:</b> \$4,000,000
<b>Beds:</b> 2	<b>On-Market:</b> 11/01/23	<b>Sold Price:</b> \$4,000,000
<b>Baths T(F/P):</b> 2(1/1)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$2,631.58
<b>Apprx. Sq Ft:</b> 1520	<b>Pending:</b> 12/21/23	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 30.3800 ac	<b>Closed:</b> 01/10/24	<b>Subtype:</b> Single Family Re
<b>Heat:</b> Central,Fireplace(s)	<b>Stories:</b> 1	<b>Pool:</b> No
<b>APN:</b> 032-120-027-000	<b>Year Built:</b> 1968	<b>Description:</b> Detached
<b>Cross Street:</b> Hardman Avenue	<b>Association:</b> No	\$0

**Directions:** Atlas Peak Rd to the Property **Broker Co-op:** 1.5  
**Public Remarks:** Gorgous high elevation 12.4 +/- acre Atlas Peak AVA vineyard on approximately 30-acre parcel. Their is a nice well and rustic cabin and 2nd unit. Views to the Sierra Nevada mountains on a clear day. Awesome home site. The property sells subject to a longterm vineyard lease.