

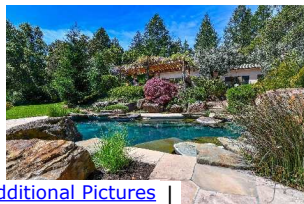
# Residential Client Stacking Summary Report

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## 386 Dutch Henry Canyon Rd, Calistoga, CA 94515

Active

\$5,900,000



[Additional Pictures](#)

<b>MLS Number:</b>	324026922	<b>DOM / CDOM:</b>	78/78	<b>Original Price:</b>	\$5,900,000
<b>Beds:</b>	3	<b>On-Market:</b>	04/29/24	<b>Sold Price:</b>	
<b>Baths T(F/P):</b>	3(2/1)	<b>Contingent:</b>		<b>Price per Sq Ft:</b>	\$1,372.09
<b>Apprx. Sq Ft:</b>	4300	<b>Pending:</b>		<b>Unit/Block/Lot:</b>	
<b>Lot Size:</b>	61.0000 ac	<b>Closed:</b>		<b>Subtype:</b>	Single Family Re
<b>Heat:</b>	Central,MultiUnits,Mu	<b>Stories:</b>	2	<b>Pool:</b>	Yes
	litiZone				
<b>APN:</b>	018-050-048-000	<b>Year Built:</b>		<b>Description:</b>	Detached
<b>Cross Street:</b>	Silverado Trail	<b>Assocation:</b>	No		\$0

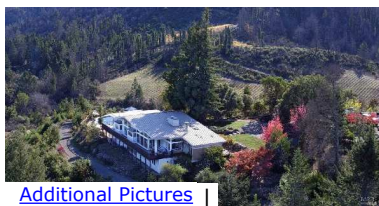
**Directions:** Eastside of Silverado Trail, turn on Dutch Henry, first gate @ the corner, continue heading up the hill. Special instructions are required. **Broker Co-op:** 2.5

**Public Remarks:** This 61-acre vineyard estate provides an unmistakable sense of place nestled in the hillsides of Napa Valley. Approximately 5 acres of high quality Cabernet Sauvignon vineyard blocks are the source of the lovely estate wines produced here. A generous estate home sits at the highest elevation of the property boasting nearly 4,000 sq.ft with 3 beds, 2.5 baths. Outdoor living is emphasized including the pool surrounded by well kept gardens, pergola and amenities highlighting al fresco dining. The estate terroir is consistent with neighboring high-quality wine programs of Dutch Henry Canyon, providing new owners a great launching point to begin their wine journey as a part of Napa Valley's rich winemaker heritage.

## 1755 Diamond Mountain Rd, Calistoga, CA 94515-9672

Active

\$6,395,000



[Additional Pictures](#)

<b>MLS Number:</b>	324018364	<b>DOM / CDOM:</b>	120/120	<b>Original Price:</b>	\$6,395,000
<b>Beds:</b>	3	<b>On-Market:</b>	03/18/24	<b>Sold Price:</b>	
<b>Baths T(F/P):</b>	4(3/1)	<b>Contingent:</b>		<b>Price per Sq Ft:</b>	\$1,383.60
<b>Apprx. Sq Ft:</b>	4622	<b>Pending:</b>		<b>Unit/Block/Lot:</b>	
<b>Lot Size:</b>	53.0400 ac	<b>Closed:</b>		<b>Subtype:</b>	Single Family Re
<b>Heat:</b>	Central,Propane	<b>Stories:</b>	2	<b>Pool:</b>	Yes
<b>APN:</b>	020-100-014-000	<b>Year Built:</b>	1974	<b>Description:</b>	Custom
<b>Cross Street:</b>	Hwy 29	<b>Assocation:</b>	No		\$0

**Directions:** Hwy 29 to Diamond Mountain Road, South Fork Diamond Mountain Road. **Broker Co-op:** 2.5

**Public Remarks:** One of the most dramatic view sheds in the Napa Valley. This rare 53 acre Diamond Mountain District vineyard estate presents a breathtaking setting with 4 acres of super premium Cabernet Sauvignon vineyard land (3 acres were replanted to Cabernet Sauvignon in 2021 and the remaining 1 acre will be replanted to new rootstock in 2024.) There is a 4,600 sqft home with an open floor plan, abundant natural light, 3 bedrooms (including a recently renovated bedroom with en suite bathroom), 3.5 baths, newly refreshed outdoor terraces and pool area. The home is located on a private knoll with dramatic views of Mt. St. Helena, the Palisades and the Valley Floor. Private but only 15 mins to downtown Calistoga and Saint Helena.

## 225 Franz Valley School Rd, Calistoga, CA 94515-2003

Active

\$14,950,000



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

<b>MLS Number:</b>	324020836	<b>DOM / CDOM:</b>	92/92	<b>Original Price:</b>	\$14,950,000
<b>Beds:</b>	6	<b>On-Market:</b>	04/15/24	<b>Sold Price:</b>	
<b>Baths T(F/P):</b>	8(6/2)	<b>Contingent:</b>		<b>Price per Sq Ft:</b>	\$1,670.39
<b>Apprx. Sq Ft:</b>	8950	<b>Pending:</b>		<b>Unit/Block/Lot:</b>	
<b>Lot Size:</b>	46.7200 ac	<b>Closed:</b>		<b>Subtype:</b>	3+ Houses on L
<b>Heat:</b>	Central,Fireplace	<b>Stories:</b>	2	<b>Pool:</b>	Yes
	Insert,Fireplace				
	(s),Propane,Radiant				
	Floor				
<b>APN:</b>	020-010-036-000	<b>Year Built:</b>	2005	<b>Description:</b>	Detached,Flat,Fu
<b>Cross Street:</b>	Petrified Forest	<b>Assocation:</b>	No		\$0

**Directions:** Hwy 29 north, turn left (west) at Petrified Forest Rd. after 2nd curve veer to the right onto Franz Valley School Rd. Property 1/2 mile on left. **Broker Co-op:** 2.50

**Public Remarks:** A 'Must-See' property ideal as a large family compound or corporate retreat with multiple living structures, sports facilities, lake, vineyards, and more with six bedrooms, six full baths, and 2 half-baths spread among 6 buildings in a campus-like setting only minutes to Calistoga. 6.3+ acres of Cabernet vineyards produce 18+ tons and award-winning wines by Thomas Rivers Brown resulting in a growing wine club should the new owner so desire. Howard Backen designed main residence, 3 guest cottages, pool, tennis, bocce, and basketball courts dispersed among gardens, fruit trees, and Heritage Oaks overlooking natural spring-fed pond in the spa-centric and lux epicenter of Wine Country. This property's setting and history set it apart as one of the most unique in Napa Valley. Situated in the northwest corner of Napa County on an extension of Diamond Mountain and in the Calistoga AVA. A property with this number of living structures and features could not be reproduced in Napa County today.

# Residential Client Stacking Summary Report

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## 3109 Dry Creek Rd, Napa, CA 94558-9722

Active

\$3,995,000



[Additional Pictures](#)

<b>MLS Number:</b> 322092513	<b>DOM / CDOM:</b> 627/627	<b>Original Price:</b> \$3,995,000
<b>Beds:</b> 3	<b>On-Market:</b> 10/12/22	<b>Sold Price:</b>
<b>Baths T(F/P):</b> 3(3/0)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$1,469.83
<b>Apprx. Sq Ft:</b> 2718	<b>Pending:</b>	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 15.0500 ac	<b>Closed:</b>	<b>Subtype:</b> Single Family Re
<b>Heat:</b> Central	<b>Stories:</b> 1	<b>Pool:</b> No
<b>APN:</b> 035-460-042-000	<b>Year Built:</b> 1994	<b>Description:</b> Detached,Ranch
<b>Cross Street:</b> Linda Vista	<b>Association:</b> No	\$0

**Directions:** On Dry Creek Rd property is on the west side of the street just north of Linda Vista Ave **Broker Co-op:** 2.5  
**Public Remarks:** This property is the whole package! Close to downtown and Yountville, astounding views, vineyard, pond and a brand new 42 gpm well! Located on the low ridge of Dry Creek Road near Linda Vista Ave this 15.05 +/- acre parcel has 4+ acres of income producing Cabernet Sauvignon with an irrigation pond and incredible views of Stags Leap and the valley. The approximately 2,718 square foot single level home is in need of a refresh but is ideally placed at the top of the property taking in the expansive views. Plenty of water in a desirable neighborhood of vineyard estate homes.

## 3315 Dry Creek Rd, Napa, CA 94558-9646

Active

\$11,900,000



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

<b>MLS Number:</b> 324045696	<b>DOM / CDOM:</b> 34/34	<b>Original Price:</b> \$11,900,000
<b>Beds:</b> 5	<b>On-Market:</b> 06/12/24	<b>Sold Price:</b>
<b>Baths T(F/P):</b> 6(5/1)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$1,915.03
<b>Apprx. Sq Ft:</b> 6214	<b>Pending:</b>	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 8.5300 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> 035-390-008-000	<b>Year Built:</b> 2024	<b>Description:</b> Custom,Detache
<b>Cross Street:</b> Orchard	<b>Association:</b> No	\$0

**Directions:** Hwy 29 to Solano Ave to Orchard Ave to Dry Creek Rd. **Broker Co-op:** 2  
**Public Remarks:** Set against the stunning backdrop of Napa Valley's vineyards, this property defines luxury and privacy. Developed by the esteemed RMC Group, this newly constructed home spans approximately 8.53 acres, with 5 acres of planted vines, promising the quintessential wine country experience. Offered fully furnished, this 6,214 square-foot estate features 5 bedrooms and 5.5 bathrooms, designed for those who appreciate a balance between proximity to world-renowned restaurants and wineries, and the tranquility of country living. Its prime location combines secluded privacy with the convenience of being just minutes from downtown Napa or Yountville. With expansive living spaces and breathtaking vineyard views, this property offers a unique opportunity to indulge in one of Napa Valley's most coveted areas.

## 3000 Mount Veeder Rd, Napa, CA 94558-9569

Active

\$19,500,000



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

<b>MLS Number:</b> 324014303	<b>DOM / CDOM:</b> 97/97	<b>Original Price:</b> \$19,500,000
<b>Beds:</b> 8	<b>On-Market:</b> 04/10/24	<b>Sold Price:</b>
<b>Baths T(F/P):</b> 8(7/1)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$1,831.50
<b>Apprx. Sq Ft:</b> 10647	<b>Pending:</b>	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 130.0000 ac	<b>Closed:</b>	<b>Subtype:</b> 3+ Houses on L
<b>Heat:</b> Central,Electric,Firepl	<b>Stories:</b> 2	<b>Pool:</b> Yes
	ace(s),MultiUnits	
<b>APN:</b> 034-060-064-000	<b>Year Built:</b> 1988	<b>Description:</b> Custom,Detache
<b>Cross Street:</b> Oakville Grade	<b>Association:</b> No	\$0

**Directions:** Access via Oakville Grade or Redwood Rd. (Napa). Closer to Oakville Grade. Driveway access **Broker Co-op:** 2.5  
across from red house.

**Public Remarks:** An incomparable & extremely private Napa Valley trophy estate w/ 360-degree views, premium vineyards, adventurous architecture, and extensive wine library. 8+/- acres of Cabernet vineyards producing award-winning wines spanning two legal Mt Veeder AVA parcels that comprise 130+/- acres. Main residence is an architecturally significant 4br/4.5ba home and 2br/2ba guest tower, purported as the highest structure in Napa County. Published in both Architecture in the Twentieth Century and 20th Century Architecture. Large lap pool and lush green lawns provide ample space for entertaining guests or youthful play. Hiking trails meander throughout the property. On adjacent parcel is 2br/1ba caretaker's cottage. Each parcel has productive wells - a total of 8 between them - and 55,000 gallons of water storage. Additional structures include small cabin and garage. Included in the sale is a library of fine estate wines totaling 2400 cases as well as a one-of-a-kind "Folded Circles" sculpture on the front lawn by renowned San Francisco artist Fletcher Benton. Property featured in Robb Report, Mansion Global, Wall Street Journal and others. A one-of-a-kind acquisition - few others on the West Coast compare. It's a wine-lover's and collector's dream - only one can claim this prize as their own

# Residential Client Stacking Summary Report

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## 3075 Dry Creek Rd, Napa, CA 94558-9365

Active

\$19,980,000



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

<b>MLS Number:</b> 324013249	<b>DOM / CDOM:</b> 109/109	<b>Original Price:</b> \$22,000,000
<b>Beds:</b> 7	<b>On-Market:</b> 03/29/24	<b>Sold Price:</b>
<b>Baths T(F/P):</b> 10(7/3)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$2,572.75
<b>Apprx. Sq Ft:</b> 7766	<b>Pending:</b>	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 56.9500 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> 035-470-037-000	<b>Year Built:</b> 2002	<b>Description:</b> Detached,Luxury
<b>Cross Street:</b> Orchard Ave	<b>Assocation:</b> No	\$0

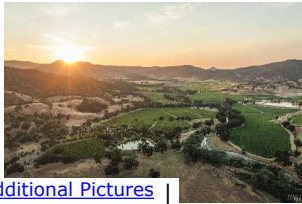
**Directions:** From NB Highway 29, take Oak Knoll exit to Solano Avenue, head South on Solano Ave, turn right onto Orchard Avenue, follow to end of avenue, turn left onto Dry Creek Road and follow. Property is on right side. **Broker Co-op:** 2.00

**Public Remarks:** Journey Napa Valley - a stunning Napa Valley home surrounded by resplendent natural beauty, this exquisite residence is set on 56 brilliant acres overlooking the coveted Oak Knoll AVA. Never before presented on the market, this one-of-a-kind retreat offers breathtaking valley and mountain views. A top-quality 9.27 acre vineyard and sweeping grounds surround a timelessly elegant main residence, 2 guest residences of generous proportions, and a well-appointed event barn designed for entertaining. The crown jewel of the property is the 4,950 SF, fully-custom 3BD/ 3BA /2HB main residence, 1,000 SF, 2BD/ 2BA guest house, and vaulted event barn with a spacious 1,200 SF, 2BD/ 2BA guest apartment. Totalling 7,766 SF of living space and 7,322 SF of additional entertainment areas, the property is an entertainer's delight. Notable architects Ed Keiner and John Kasten, builder Dale James, landscape architect Jack Chandler, and famed interior designer Erin Martin worked with the owners to conceive a truly incomparable property, with completion of the residences in 2002. Floating peacefully above the Valley, it is a reprieve from the bustle of the fast-paced city cadence, a place to create a lifetime of memories, and is destined to be treasured for generations.

## 2322 Barnett Rd, St. Helena, CA 94574-9618

Active

\$6,750,000



[Additional Pictures](#) |

<b>MLS Number:</b> 324033889	<b>DOM / CDOM:</b> 59/59	<b>Original Price:</b> \$6,750,000
<b>Beds:</b> 3	<b>On-Market:</b> 05/18/24	<b>Sold Price:</b>
<b>Baths T(F/P):</b> 4(3/1)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$1,508.72
<b>Apprx. Sq Ft:</b> 4474	<b>Pending:</b>	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 27.3300 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> 018-210-005-000	<b>Year Built:</b> 2007	<b>Description:</b> Detached
<b>Cross Street:</b> Pope Canyon Road	<b>Assocation:</b> No	\$0

**Directions:** Pope Valley Road to Barnett Road **Broker Co-op:** 2.5

**Public Remarks:** Set in the heart of the most prestigious area of Pope Valley, Gratvs Vineyards is an amazing property featuring a viticultural landscape elegantly integrated into a beautiful residential compound. The estate spans an impressive +/-27 acres, with +/-8.74 acres planted to a blend of white Rhone varietals and Bordeaux-style grapes including Cabernet Sauvignon, Petite Sirah, and Malbec. Water is plentiful with two reservoirs at +/-30 acre-feet and +/-10 acre-feet each for irrigation and horticulture, respectively. The wines are amazing and treasured by both the professional vineyard management team and the well-known estate winemaker, with the estate Cabernet Sauvignon retailing round \$120. As part of the Napa Valley AVA, this micro-climate is ideal for growing high quality fruit with minimal pressure from vinifera pests. On a rise, overlooking the vineyard, is a custom-built home with a small cellar tasting room and lounge area. Across a courtyard, a guest tower suite offers sweeping views with its own kitchenette, and the original barn has been fully renovated with an office and loft-style guest suite.

## 989 Greenfield Rd, St. Helena, CA 94574

Active

\$8,200,000



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

<b>MLS Number:</b> 324031580	<b>DOM / CDOM:</b> 49/49	<b>Original Price:</b> \$8,200,000
<b>Beds:</b> 2	<b>On-Market:</b> 05/28/24	<b>Sold Price:</b>
<b>Baths T(F/P):</b> 3(2/1)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$3,243.67
<b>Apprx. Sq Ft:</b> 2528	<b>Pending:</b>	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 62.5000 ac	<b>Closed:</b>	<b>Subtype:</b> Single Family Re
<b>Heat:</b> Central	<b>Stories:</b> 1	<b>Pool:</b> No
<b>APN:</b> 025-390-003-000	<b>Year Built:</b> 1952	<b>Description:</b> Detached,Ranch
<b>Cross Street:</b> Conn Valley	<b>Assocation:</b> No	\$0

**Directions:** From Silverado Trail, take Howell Mountain Road which then turns into Conn Valley Road. Turn left onto Greenfield. The property is about 1.3 miles from that turn off. Once you see the address at 1011 Greenfield, 989 Greenfield will be the next driveway on the left. Look for the sign that says QTR. **Broker Co-op:** 2.5

**Public Remarks:** Tucked away within the exclusive country neighborhood of Greenfield Road, this secluded 243 +/- acre destination on two parcels, enjoys commanding views of vineyards, mountains, and the tranquil waters of Lake Hennessey. Boasting 9.4 +/- acres of prime hillside terroir planted to Cabernet Sauvignon by acclaimed Barbour Vineyard Management, this property offers an unparalleled lifestyle for the discerning wine connoisseur. The 2,528 +/- sq ft 2-bedroom, 2-bath country residence offers a pleasing blend of rustic charm and refined modern design. Open-concept living spaces with abundant doors and windows create light-filled rooms, invite in picturesque views, and afford easy access to a relaxing entertaining deck and terrace. The interiors feature a living room with wood burning fireplace and built-in bar, a modern galley-style kitchen with Subzero, Wolf and Miele appliances and beautiful custom white oak cabinetry, and a spacious primary suite with private view deck and gas fireplace. With easy access to Lake Hennessey and the picturesque Moore Creek hiking trail system, this retreat offers a wealth of opportunities for outdoor recreation and yet is only a short and scenic drive to downtown St. Helena and the Meadowood Resort.

# Residential Client Stacking Summary Report

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## 5165 Big Ranch Rd, Napa, CA 94558-1002

Closed

\$5,995,000



[Additional Pictures](#)

<b>MLS Number:</b> 324026908	<b>DOM / CDOM:</b> 30/30	<b>Original Price:</b> \$5,995,000
<b>Beds:</b> 3	<b>On-Market:</b> 04/16/24	<b>Sold Price:</b> \$5,995,000
<b>Baths T(F/P):</b> 3(2/1)	<b>Contingent:</b> 05/01/24	<b>Price per Sq Ft:</b> \$2,029.45
<b>Apprx. Sq Ft:</b> 2954	<b>Pending:</b> 05/16/24	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 7.0600 ac	<b>Closed:</b> 05/22/24	<b>Subtype:</b> Single Family Re
<b>Heat:</b> Central	<b>Stories:</b> 2	<b>Pool:</b> No
<b>APN:</b> 036-150-058-000	<b>Year Built:</b> 1998	<b>Description:</b> Detached
<b>Cross Street:</b> Oak Knoll Ave	<b>Association:</b> No	\$0

**Directions:** Hwy 29 Or Big Ranch Road to Oak Knoll. At Big Ranch Rd Intersection head North. Property on left side of road. **Broker Co-op:** 2.5

**Public Remarks:** Quintessential Napa Valley farmhouse vineyard estate featuring rare valley floor location in coveted Big Ranch Road corridor of Oak Knoll AVA with panoramic vineyard & mountain views minutes to downtown Napa & Yountville! Located on 7+ pristine acres with 5.3-acre Sauvignon Blanc vineyard, lies a classic farmhouse exuding charm & character featuring expansive approx 1950 sq ft wrap-around porch with series of French doors that open from main living areas & spacious primary ensuite all on 1st level. 2954 sq ft 3 BR with loft 2.5 BA offers great room style living including family room with fireplace opening to kitchen featuring large center island with counter seating, stainless gas cooktop & hood, double ovens, scullery/mudroom, informal dining area & temperature-controlled wine cellar. Loft perfect as office or exercise area & 2 spacious BRs on upper level. Additional features include formal dining & living room with fireplace, detached 985 sq ft 3 car garage, built-in BBQ, garden beds, green house & expansive outdoor entertaining area with room for pool. Professionally managed vineyard with grapes sold to PlumJack/Cade & Merryvale. Continue to sell the grapes &/or make your own wine, take long walks through the vineyards &/or cycle on the Vine Trail!

## 4018 Spring Mountain Rd, St. Helena, CA 94574-9773

Closed

\$2,600,000



[Additional Pictures](#)

<b>MLS Number:</b> 322092380	<b>DOM / CDOM:</b> 168/168	<b>Original Price:</b> \$3,995,000
<b>Beds:</b> 3	<b>On-Market:</b> 03/29/23	<b>Sold Price:</b> \$2,600,000
<b>Baths T(F/P):</b> 3(2/1)	<b>Contingent:</b> 08/03/23	<b>Price per Sq Ft:</b> \$928.57
<b>Apprx. Sq Ft:</b> 2800	<b>Pending:</b> 09/29/23	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 20.0000 ac	<b>Closed:</b> 10/06/23	<b>Subtype:</b> Single Family Re
<b>Heat:</b> Fireplace Insert,Fireplace (s),Hot Water,MultiZone,Prop ane,Radiant,Wood Stove	<b>Stories:</b> 1	<b>Pool:</b> No
<b>APN:</b> 020-300-048-000	<b>Year Built:</b>	<b>Description:</b> Custom,Detache
<b>Cross Street:</b> Langtry Road	<b>Association:</b> No	\$0

**Directions:** Spring Mountain Road to the Sonoma County line and turn right. Follow the Atchley 4018 signs to the property. **Broker Co-op:** 2.5

**Public Remarks:** A truly extraordinary vineyard estate compound in the coveted Spring Mountain District with commanding views of Napa Valley. This unique offering includes a main house, carriage house/barn with apartment, workshop (former winery building), cave and a +/-4.59 acre hillside Cabernet vineyard. What a history! Newspapers discovered in the walls of the carriage house date from the 1880's as well as the 1891 inscription on the rock entrance of the hand dug wine cave. Potential uses include building a grand vineyard estate and/or small winery (with the necessary permits of course).

## 2275 Old Soda Springs Rd, Napa, CA 94558-1217

Sold Off MLS

\$9,000,000



[Additional Pictures](#)

<b>MLS Number:</b> 323929786	<b>DOM / CDOM:</b> 152/152	<b>Original Price:</b> \$9,000,000
<b>Beds:</b> 6	<b>On-Market:</b> 07/07/23	<b>Sold Price:</b> \$9,000,000
<b>Baths T(F/P):</b> 7(6/1)	<b>Contingent:</b>	<b>Price per Sq Ft:</b> \$1,394.70
<b>Apprx. Sq Ft:</b> 6453	<b>Pending:</b> 12/06/23	<b>Unit/Block/Lot:</b>
<b>Lot Size:</b> 20.4300 ac	<b>Closed:</b> 12/15/23	<b>Subtype:</b> Single Family Re
<b>Heat:</b> Central	<b>Stories:</b> 1	<b>Pool:</b> Yes
<b>APN:</b> 039-150-044-000	<b>Year Built:</b> 1986	<b>Description:</b> Detached
<b>Cross Street:</b> Atlas Peak Road	<b>Association:</b> No	\$0

**Directions:** Atlas Peak Road to Old Soda Springs **Broker Co-op:** 2.5

**Public Remarks:** Panoramic views abound from 20 +/- acre vineyard estate formerly owned by legendary vintners Justin Meyer & Robert Pepi with 7.5 acre premium cabernet vineyard, 1500 +/- sq ft 15,000 bottle wine cave, 6500 +/- single level mediterranean style home with attached guest quarters, wrap around porch with outdoor entertaining area, pool & 1800 +/- sq ft detached garage/workshop. Located in a private gated setting on the East Side of Napa located close to Silverado Trail minutes to downtown Napa & Yountville.