



Notre Jardin Napa Valley ♦ Features and Amenities

The Land

3 Parcels totaling 54 +/- acres

- 027-340-064-000: 13.09 +/- acres
- 027-340-062-000: 35.78 +/- acres
- 027-280-042-000: 6.3 +/- acres

Approximate 1,000 ft elevation

2.2 Miles from Hwy 29

Panoramic Napa Valley and mountain views

The Vineyard

1.5 +/- Acres Cabernet Sauvignon

Average yield 3.5 to 4.5 tons

Farmed by Saviez Vineyard Management

Bottles under Vieille Chaussettes through 2012

Grapes currently sold at \$7,400/ton

Additional plantable acreage

The Structures

9,686 +/- sq ft Main Residence, 2001

- 3BR/4FB/3HB
- Formal living, dining, library
- First floor master suite
- Chef's kitchen
- Two offices
- 6 Wood burning fireplaces
- 350 case wine cellar with tasting room
- 3 Floor elevator
- Two laundry rooms

1,125 +/- sq ft Guest House, 1999

- Open living and dining room
- Wood burning fireplace
- Full kitchen and laundry
- 2 Bedroom suites
- Spacious view patio

983 +/- sq ft Caretaker's Cottage, 2002

- 1BR/1BA with kitchen
- 2 Car attached garage
- 200 +/- sq ft bonus space

2 Car detached main residence garage

1 Car detached garage with utility

Style and Materials

Authentic French manoir design

Imported and antique materials and fixtures

Master craftsmanship

Exterior stucco or stone

Doors and windows imported from France

Multihued red flat clay French roofs

Outdoor Living

Expansive view terraces

Exquisite gardens on 5 acres

Formal cutting and herb garden

Terraced rose garden

Illuminated circular fountain

Native stone walls

Cascading water feature and reflecting pool

1/3 Mile walking trail

Illuminated stone walkways

Heated pool

Tennis court with hardcourt surface and foam layer

Regulation size bocce court

Infrastructure

Gated entry with CCTV surveillance

Circular gravel auto-court, parking for 10

Overflow parking for 50 cars

7' High deer fence surrounding compound

Abundant water from two wells

4 water tanks each 10,000 gallon capacity

3 fire hydrant and fire road

75 KVA generator

1,000 gallon propane tank

Security and fire detection system

The Team

Architecture: Brandenberger, Taylor and Lombardo

Garden and site design: Jonathan Plant

Interior design: Les Poison Interiors and Margaret Nelson Allen

Constructor: Daryl Galusha, Koala Development