



GLOBAL LUXURYSM

2373 N 3rd Avenue

Property Notes

www.NapaValleyVineyardEstate.com

General

- APN: 052-130-037-000
- 20 +/- acre parcel
- Prime valley floor location near downtown Napa
- Spectacular oak studded knoll top setting with vineyard and mountain views
- 10.71 +/- acre Cabernet Sauvignon (6.59 +/- ac) and Merlot (4.12 +/- ac) vineyard
- Single story 3,148 +/- sq. ft. 3BR/3FB main residence with wine cellar
- Built in 1992 and extensively remodeled
- 2BR/2BA separate guest house
- Infinity edge pool with integrated spa
- Recreational pond
- Gated front entry
- Desirable Coombsville location
- Mountain views

Main Residence Overview

- Stucco exterior
- Composition roof
- Smooth redwood wrap around porch
- Custom contemporary design
- Light oak floors
- Recessed lighting in most rooms
- EMTEK brushed nickel door hardware
- Dual pane windows
- 2 wood-burning fireplaces
- Open floor plan
- Central vacuum system
- Duette or natural fiber shades in most rooms
- Sound system in kitchen, dining and living rooms
- Extra storage rooms under the house

Living Room

- Abundant natural light
- Beautiful mountain views

- Wood burning fireplace with limestone slab hearth
- Dual window seats flanking fireplace
- Two sets of French doors with access to wrap around porch
- Hidden spiral staircase to wine cellar

Kitchen

- White cabinetry
- Granite countertops and cabinet height backsplash
- Double stainless steel sink with view window above
- Large island with prep sink and bar seating
- Sub-Zero stainless steel refrigerator/freezer
- Sub-Zero stainless steel under counter mini refrigerator
- Viking 6 burner stainless steel range top with grill, stainless steel backsplash, and hood
- Two Viking stainless steel wall ovens
- 2 stainless steel Miele dishwashers
- Stainless steel Kitchen Aid trash compactor
- Breakfast nook
- Skylight

Dining Room and Family Room

- Skylight
- Ceiling fan
- French doors to wrap around porch
- Built-in cabinets with glass display shelving and granite counter
- Seating area with built-in media center
- Wood burning fireplace

Office

- Double door entry
- Built-in wood cabinets and desk
- French doors to wrap around porch
- Closet

Master Suite

- French doors to wrap around porch
- Ceiling fan
- Natural fiber shades
- Large walk-in closet with custom Elfa storage system
- Double width wall closet
- Master Bath
 - Dual sink vanity with scone lighting above
 - Stone tile countertop and floors
 - Walk-in shower with dual shower heads, shampoo nook and dual benches
 - Water closet
 - Recessed iron board cabinet
 - Built-in dressers

Second Bedroom

- Natural fiber shades
- Closet with Elfa storage system
- Overhead central light
- Bath
 - Single vanity with white tile countertops
 - Shower over tub with tile surround and detachable water wand
 - Tile flooring

Third Bedroom

- Natural fiber shades
- Closet with Elfa storage system
- Overhead central light
- Bath
 - Single vanity with white tile countertops
 - Shower over tub with tile surround and detachable water wand
 - Tile flooring

Laundry Room

- Tile floor
- Maytag space maker washer & dryer
- White cabinetry and stainless steel sink
- Reach in pantry closet

Wine Cellar

- Spiral stair access
- Spacious room with room for dining and tasting
- Extensive wood racking
- In-bottle temperature control

Guest House

- 2 bedroom suites, each with separate entrance
- Wood flooring
- Recessed lighting
- Ceiling fan
- Discreet wall mounted heating and air conditioning unit
- Stainless steel mini refrigerator
- Bath
 - Contemporary single vanity with drawers
 - Tile flooring
 - Curbless stall shower with subway stone tile, shampoo nooks, glass wall enclosure, polished chrome fixtures with detachable water wand

Outdoor Living

- Terrace/patio with gas fireplace and fountain
- Natural stone walls
- Heated pool with integrated spa and waterfall
- BBQ area with Weber Genesis barbecue with propane hook-up and stainless steel sink
- Beautiful landscaping including potted citrus, boxwood, lavender, sage, olives and roses

Infrastructure

- Heating and AC
 - Forced air gas, two zone in main house
 - Wall heating and AC in each guest suite
- Electric: PG&E
- Gas: Propane
- Private water well drilled in 2012, produced 200 gpm at drilling
- Septic

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