



COLDWELL BANKER BROKERS OF THE VALLEY
AND PACIFIC UNION INTERNATIONAL

1380 Big Rock Road
www.BuildNapaValley.com
Property Notes

Overview and Background

- APN: 025-420-024-000
- 14.37 +/- Acres
- Approximately 8 Acres < 30% slope
- Sellers owned the original 30-acre Big Rock parcel, and subdivided it several years ago into the parcels as they exist today:
 - 1320 Big Rock Rd (7.5 acres)
 - 1360 Big Rock Rd (5.5 acres)
 - 1380 Big Rock Rd (the subject 14.37-acre parcel)

Sellers developed and constructed the subdivision infrastructure, including a common and shared asphalt road, stone-clad entry gates, PG&E power to serve the water system, and a shared water system with three 10,000 gallon holding tanks to serve all three parcels, all of which are located on 1360 Big Rock. This infrastructure and the water system were required by the City as a condition of the subdivision for fire protection purposes for all three lots.

In the summer of 2008, all three parcels (1320, 1360 and 1380 Big Rock Road) were listed with Pacific Union just before the Napa Valley Wine Auction. Full-price offers were received on all three parcels, including \$3.5 M for the subject lot as raw undeveloped land, \$2.4M for 1360 and one over-bid offer on 1320. 1320 and 1360 went into contract and closed. Sellers decided to retain the larger subject parcel.

Sellers completed construction of the new private driveway (severing access from the shared driveway with the other two lots), developed the second well, and perfected the building site by getting the geotechnical, structural and civil engineering work done for the building pad, and recording a Certificate of Modification with Napa County to record the surveyed location of the building envelope.

Unique Conditions

- Located within the City Limits of St. Helena, approximately 1.5 miles from Main Street and 1 mile from Meadowood Resort
- 20,000 sf building envelope (max allowed by St. Helena Woodlands & Watershed Ordinance) – Recorded in Napa County

- Building envelope is recorded in its ridge-line location by Certificate of Modification dated Aug. 11, 2014, signed by the City and recorded in Napa County Recorder's Office
- Expansive ridge-line views: west to the City of St. Helena across the valley to the Culinary Art Institute; south to Joseph Phelps Winery; east to Conn Valley and Stonebridge Vineyards; north to Howell Mountain
- 1,800 +/- ft asphalt driveway, driveway circle, stone-clad structural wall, wrought iron railing, and compacted building pad are complete

Utilities, Etc.

- Two water sources: one from a well and shared water system on the adjacent parcel, approx. 55 gpm capacity, water main is in-ground to building site; an additional private well is located on the parcel, 15 gpm capacity
- Conditions, Covenants & Restrictions dated Sept. 14, 2008 governing the water easement and shared water system are notarized and recorded in Napa County Recorder's Office
- Napa County septic permits are issued (percolation for 4 bedrooms), with both primary and secondary septic fields surveyed, located and staked;
- Cello Maudru Construction, Napa, CA completed (July 2014) all infrastructure and site work
- Main water, electrical and septic conduit is in-ground and complete, with a surveyed "as-built" site map available
- The site's PG&E/AT&T residential permit has been granted

Additional Information

- Available (with Design Review approval):
- Architectural plans for main house, guest house, detached garage
- Infinity-edge pool and spa
- Hardscape plans for exterior terraces and benches
- Also available, full construction plans (including civil and structural engineering) with building permit for a reduced square-footage main house and garage
- Architects: Stephen Arnn of Dallas TX and Eileen Gordon of San Francisco CA, (selected for hillside design expertise)
- Design Review Permit, grading permit and building permit are fully paid for and active for the site work, building pad, main house and detached garage.

William Densberger
 Broker Associate
 CalBRE# 01811932
 1508 Main Street St. Helena, CA 94574
 707-483-7889 Cell
 william.densberger@pacunion.com

Cyd Greer
 Broker Associate
 CalBRE# 01390876
 1289 Main Street, St. Helena, CA 94574
 707-322-6825 Cell
 707-286-5500 eFax
 cgreer@cnapavalley.com
 www.cydgreer.com