



PROPERTY NOTES

NAPA VALLEY SUNRISE

1443 South Whitehall Lane

www.NapaValleySunrise.com

OVERVIEW

- + APN: 027-440-024-000
- + 8.3 +/- acre parcel
- + Seller purchased property in 1997
- + Turnbull-designed residential compound
- + Single story 1,524 +/- sq. ft. residence, 1BD/1.5BA
- + Studio with full bathroom
- + 2-car side-by-side garage
- + Structures built in 1998
- + Spectacular views to the East and South
- + 2 +/- acre Cabernet Sauvignon vineyard
- + Prime location only 10 minutes from downtown St. Helena

FEATURES THROUGHOUT

- + Cherry hardwood flooring
- + Vertical grain Douglas fir quarter sawn wood interior detail
- + Cathedral ceiling with beam detail
- + Western Red Cedar siding
- + Standing seam metal roof

Entry and Living Room

- + Recessed lighting
- + Oversized wood-burning fireplace with natural stone surround and concrete hearth
- + High bookshelves with library ladder and pendant lighting
- + Four sets of French doors with access to deck and backyard

- + Coat closet

Kitchen

- + Recessed lighting and pendant light fixtures
- + Vertical grain Douglas fir wood cabinetry with granite countertops
- + Under-mount stainless steel sink with InSinkErator garbage disposal and polished chrome Grohe fixtures
- + Kitchen-Aid Whisper Quiet dishwasher with cabinet front
- + Center island with Kitchen-Aid garbage compactor, open shelving, storage cabinets, stainless steel under-mount sink with InSinkErator and polished chrome Grohe fixture
- + Stainless steel Thermador Professional range with four burners and griddle
- + Stainless steel backsplash and hood
- + Built-in GE microwave
- + Sub-Zero refrigerator with additional refrigerator drawers below (right) and Sub-Zero freezer with additional freezer drawers below (left) all with cabinet fronts
- + Built-in pantry with automatic lighting
- + Dining area with a wall of paned windows and halogen spotlighting above

Powder Room

- + Recessed lighting
- + Custom pedestal sink with polished chrome Grohe fixtures

Laundry Room

- + Recessed lighting
- + Frigidaire Gallery washer and dryer
- + Storage cabinets and folding counter
- + Stainless steel sink with polished chrome fixture and storage below

Master Suite

- + Pocket door entry
- + Recessed lighting
- + Douglas Fir cabinets with storage drawers below
- + Two sets of French doors leading to back porch and backyard
- + Built-in headboard/partition
- + Two closets
- + Bathroom
 - + Dual vanity with Douglas fir wood cabinetry, granite countertops, under-mount sinks with polished chrome Grohe fixtures
 - + Sconce lighting
 - + Mirrored wall and medicine cabinets
 - + Water closet with natural stone feature wall, sconce lighting, open shelving and linen cabinets
 - + Oversized walk-in shower with natural stone walls, blue glass tile flooring, seated bench, polished chrome Grohe fixtures with two shower heads

Studio

- + Concrete floor with dark stain finish
- + Cathedral ceiling with beam ceiling detail
- + Douglas fir quarter sawn wood interior siding
- + Douglas fir cabinetry and shelving
- + Recessed lighting
- + Three sets of French doors
- + Bathroom
 - + Pocket door entry
 - + Claw foot soaking tub with polished chrome Grohe fixtures
 - + Douglas fir open shelving above
 - + French doors leading to lawn and pool
 - + Water closet with recessed lighting, single vanity with granite countertop, storage below, Kohler under-mount sink, polished chrome fixtures and mirror above

VINEYARD

- + Approximately 2 acres Cabernet Sauvignon
- + Clone: 338
- + Rootstock: 110R
- + Five blocks planted between June of 2004 and 2009
- + Fruit sold to Laura Michael Wines
- + Farming: Garvey Vineyard Management
- + Production History

Harvest Year	2014	2015	2016	2017	2018	2019	2020
Tons	6.85	5.0	4.33	5.63	8.1	7.34	0
\$/Ton	\$5,930	\$6,384	\$6,828	\$7,509	\$7,926	\$7,147	
Revenues	\$40,620	\$31,923	\$29,568	\$42,276	\$64,205	\$52,459	0
Farming Costs	\$21,523	\$19,323	\$24,774	\$25,172	\$26,372	\$33,543	\$30,471
Net Income	\$19,097	\$12,600	\$4,794	\$17,104	\$37,833	\$18,916	-\$30,471

OUTDOOR LIVING

- + In-ground heated pool with automatic pool cover
- + Gravel driveway and motor court
- + Covered front porch
- + Covered back porch with mountain and valley floor views
- + Natural stone walls and concrete pavers leading to studio
- + Expansive lawn
- + Drought resistant plantings
- + Automatic irrigation system for lawn and plantings

INFRASTRUCTURE

- + Heating and AC:
 - + Main house: forced air gas heating and air conditioning
 - + Studio: forced air gas heating and air conditioning
- + Water Heater
 - + Main House: conventional
 - + Studio: conventional
- + Electric: PG&E
- + Gas: natural gas PG&E
- + Water: private well
- + Sewage: engineered septic system
- + Internet: Verizon personal Hotspot

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