



**COLDWELL BANKER**  
BROKERS OF THE VALLEY

## PROPERTY NOTES

# NAPA VALLEY VINEYARD RETREAT

1500 South Whitehall Lane

[www.NapaValleyVineyardRetreat.com](http://www.NapaValleyVineyardRetreat.com)

## OVERVIEW

- + Beautiful wine country vineyard compound with idyllic vineyard and mountain views
- + 5.68 +/- acre parcel, APN# 027-450-005-000
- + Property purchased in 1997 and developed by John and Barbara Witt, parents of the current owners
- + 2.62 +/- acre Cabernet Sauvignon vineyard
- + Compound includes main residence, guest house, art studio and party barn
  - o Main house: 3,105 +/- sq. ft., 2BD/3BA, completed in 2000
  - o Guest house: 1,029 +/- sq. ft., 1BD/1.5BA, completed in 1999
  - o Art studio: 884 +/- sq. ft., a former milking barn, year-built unknown
  - o Party barn and wine room, 2,371 +/- sq. ft., circa 1900 and remodeled in 2004
  - o Four-car garage, 950 +/- sq. ft.
- + Sophisticated design and outstanding craftsmanship created by top design/build professionals
  - o Designer: Erin Martin
  - o Main house architect: Michael Baushke of Apparatus Architecture
  - o Guest house architect: Lail-Livingston Design Group
  - o Party barn architect: Howard Backen
  - o Main house builders: David Easton (rammed earth) and Valley Builders
  - o Guest house builder: Valley Builders
  - o Party barn project builder: St. Helena Development
- + Inviting outdoor venues for entertaining
- + Infinity edge pool and separate hot tub
- + Private driveway and secure custom entry gate
- + Located less than 10 minutes from downtown St. Helena

# THE MAIN HOUSE

## Exterior

- + Rammed Earth with smooth finish
- + Concrete tile roof
- + Metal doors and windows

## Features Throughout

- + Indoor-outdoor living
- + Polished concrete floors
- + Custom tongue-and-groove wood ceilings
- + Rammed earth walls
- + Recessed lighting
- + Reclaimed Douglas fir interior structural framing
- + Glass pocketing doors
- + Hydronic radiant heated floors (6-zones)

## Covered Veranda

- + Tongue-and-groove wood ceiling
- + Sconce and recessed lighting
- + Wraps around entire structure
- + Wood-burning, rammed-earth fireplace

## Kitchen and Dining

- + Custom natural wood cabinetry with abundant storage
- + Large custom island with butcher block end grain counter
- + Neolith countertops
- + Under-mount Kohler stainless steel sink with goose neck pull-out stainless steel faucet and Insinkerator garbage disposal
- + Stone bar sink with chrome faucet
- + Viking six-burner gas range with stainless steel hood
- + Dacor stainless steel electric oven with warming drawer
- + Dacor stainless steel built-in microwave
- + Side-by-side SubZero stainless steel refrigerator
- + SubZero, stainless steel wine fridge with +/- 25 bottle capacity
- + Hobart commercial dishwasher for glassware
- + KitchenAid dishwasher with stainless steel front
- + KitchenAid stainless steel ice maker fed with filtered water
- + Pendant and recessed lights
- + Dining nook with custom concrete banquette
- + Over-sink window with fountain and party barn views
- + French door access to the covered veranda

## Mudroom/Laundry Room

- + Front load Maytag dryer
- + Front load Miele washer
- + Folding area

- + Overhead storage
- + Outdoor access

#### Media Room

- + Custom built-in entertainment console with storage shelves
- + Built-in custom desk with floating shelves above
- + French door access to the veranda

#### Living Room

- + Custom floor-to-ceiling glass windows and glass pocketing doors
- + Seamless transition to covered veranda and pool patio
- + Large wood burning fireplace with rammed earth surround
- + Concrete hearth and banquette seating

#### Hallway

- + Large walk-in storage closet with shelves and pocket door

#### Hall Bathroom

- + Custom metal sconce lighting
- + Custom stone sink with AXOR chrome faucet
- + Walk-in shower with river-stone floor, glass door, and AXOR fixtures

#### Primary Bedroom

- + Wood-burning fireplace with concrete hearth
- + French door access to veranda and hot tub area
- + Concrete-clad wall "headboard"
- + Sconce reading lights
- + Erin Martin, built-in bleached rift oak wood side tables
- + Custom ceiling fan
- + Walk-through closet
  - o Pocket doors
  - o Custom built-in storage
  - o Abundant hanging space
- + En-suite bathroom
  - o Floating glass vanities with integral sinks and wall-mounted chrome fixtures
  - o Built-in medicine cabinets with mirrored front
  - o Large walk-in shower with glass enclosure, river-stone floor, rainfall showerhead, bench seat and AXOR chrome fixtures
  - o French door with retractable screens for access to Veranda
  - o Skylight

#### Stairway and Attic

- + Custom steel handrails
- + Hardwood stairs
- + Vaulted ceiling with triple skylights
- + Very large wrap-around attic at the top of the stairs with built-in shelving and hanging rods throughout

### **Guest Bedroom and Office**

- + Concrete and metal floors
- + Tongue-and-groove wood vaulted ceiling with exposed beams
- + Abundant natural light
- + Custom built-in cabinets with desk space
- + Bed nook with scone reading lights and a canvas "tent-like" enclosure
- + Two in-wall storage units
- + Closet space with pocket doors
- + En-suite bathroom
  - o Floating reclaimed wood vanity with stainless steel Kohler bowl sink and chrome fixtures
  - o Kohler porcelain tub/shower with AXOR chrome fixtures
  - o Scone lighting

## **THE GUEST HOUSE**

### **Exterior**

- + Stacked stone exterior
- + Synthetic shingle roof
- + Copper gutters and downspouts
- + Rustic metal scone lights
- + Wood trellis

### **Great Room- Bar and Living Space**

- + Open airy space with abundant natural light, storage and counterspace
- + Stained concrete floors with wood detail
- + Stacked stone interior walls
- + Vaulted tongue-and-groove wood ceiling with exposed beams and ceiling fan
- + Wood-burning fireplace with stacked stone surround, concrete hearth and wood mantle
- + Triple French doors to access private patio with one set of Phantom screens
- + Double French doors to access West/front with one set of Phantom screens
- + Light stained cabinetry and concrete counters
- + Fisher & Paykel dishwasher
- + SubZero stainless steel mini fridge
- + Advantium microwave
- + Stainless steel bar sink with chrome gooseneck faucet
- + Bar seating
- + Pendant and recessed lights

### **Bedroom**

- + Carpet floors
- + French doors with Phantom screen and access to private patio
- + Tongue-and-groove vaulted ceiling with exposed beam and ceiling fan
- + Chrome scone reading lights
- + En-suite bathroom with single vanity and shower

### Laundry Closet

- + Bi-fold doors
- + Kenmore stacked washer and dryer
- + Storage space and shelves

### Powder Room

- + Concrete floors
- + Single sink vanity with concrete countertop

## THE PARTY BARN AND 4-CAR GARAGE

- + Circa 1900 barn, restored and remodeled as a spectacular entertainment venue
- + Reclaimed redwood siding with galvanized metal detail
- + Synthetic shingle and composition roof
- + Howard Backen custom sliding doors with screen and with glass sliders
- + Concrete floors
- + Reclaimed wood interior walls
- + Exposed reclaimed wood rafters
- + Erin Martin custom metal lanterns
- + Erin Martin water-buffalo mounted lights, made of paper and wire
- + Custom porcelain trough sinks on metal stands
- + Wall lined with multiple concrete banquettes
- + Dual-sided, wood-burning fireplace with metal surround
- + Large, insulated temperature control wine storage room
- + Storage rooms with private entrance
- + Electric garage doors with 4 car bays
- + Seamless transition to the courtyard that's perfect for dining, dancing, and social events

## THE ART STUDIO

- + Stacked stone, concrete block, and wood exterior
- + Synthetic shingle roof
- + Dutch and slider door access
- + Main room with vaulted ceiling with fan and skylight
- + Recessed lighting
- + Saltillo tile floors
- + Stainless steel sink
- + Ceiling fan
- + Two large storage rooms

## OUTDOOR LIVING

- + Welcoming large scale entry fountain
- + Inviting infinity edge pool with dramatic views
- + Expansive pool terrace and covered veranda for outdoor entertaining
- + Free standing hot tub with wooden surround for seating
- + Outdoor pizza oven
- + Expansive lawn area for croquet, garden parties, or other outdoor activities
- + Beautiful drought tolerant landscape of native grasses, rosemary, lavender, and other established plantings
- + Established olive and Bradford pear trees
- + A variety of fruit trees including apple, peach, cherry, persimmon, pomegranate, plum, lemon, orange, lime, tangelo, grapefruit, and fig
- + Raised vegetable garden
- + Decomposed granite walkways
- + Landscape and pathway lighting
- + Abundant parking

## VINEYARD

- + 2.62 +/- acre Cabernet Sauvignon vineyard
- + Planted in 2015
- + Rutherford AVA
- + 412 and 337 clone, 1616C and 101-14 rootstock, 4' x 6' spacing
- + Farmed by Corona Vineyard Management, contract to be assumed by buyer subject to Copper Cane approval
- + Under contract to Copper Cane through 2027 harvest if notice is given prior to 12/1/2026

## INFRASTRUCTURE

- + Water
  - o Private well, 560 feet deep, 8" casing, 111 gallons/minute on 5/5/22
  - o 10,000 gallon storage tank
  - o RO filtration with separate storage tank
- + Septic: Standard system at guest house, engineered ETI bed system at main house
- + HVAC
  - o Main house: warm floors on both levels and AC on second level
  - o Guest house: warm floors
- + Electric: PG&E
- + Solar
  - o 15.58 kW
  - o Leased from Sun Run, lease runs through 2026
  - o Installed in 2009
  - o Serves all structures but not well pump
- + Portable generator included in the sale

- + Gas: Propane
- + Water heaters: Standard propane water heater tanks in both main and guest houses
- + Internet: Valley Internet
- + TV: DirecTV

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