



CYD GREER

MOVE SMARTLY

*Napa Valley*

## PROPERTY NOTES

# MEADOWOOD ESTATE NAPA VALLEY

400 Meadowood Lane, St. Helena

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

## OVERVIEW

- + Historic luxury residential compound of exceptional design and quality
- + Prime 3.11 +/- acre parcel
- + Esteemed location near Meadowood Resort and The Napa Valley Reserve
- + Idyllic mountain and vineyard views
- + Total living space: 4BR/4.5BA, 5,775 +/- sq ft, significantly remodeled
  - o Historic Queen Anne style main residence, circa 1895: 2455 +/- sq ft, 1 BR/ 2 BA
  - o North cottage, second dwelling: 1200 +/- sq ft, 2 BR/1.5 BA, kitchen and living room
  - o South cottage, guest house: 1 BR/1BA en-suite, 1,000 +/- sq ft with dining and 2 living rooms for overflow sleeping
  - o Historic red barn: 1120 +/- sq ft with lounge and recreation areas and 2-car parking
- + Custom built 5-Car garage designed to store high-end vehicles: 1170 +/- sq ft
- + Remodel design/build team
  - o Abernethy Construction - builder
  - o Jay Jeffers - interior design (main house and guest homes)
- + Stone wine cellar with approximately 1,000 bottle capacity
- + Electronically controlled gated entrances from two access points
- + Spacious motor court for guest and owner parking
- + Heated 14.5' x 36' in-ground pool and integral spa
- + Bocce court
- + Beautiful natural setting with mature trees and curated plantings
- + Fruit orchard with multiple varieties
- + Enclosed raised vegetable garden
- + Extensive outdoor lighting
- + Advanced security system
- + Full property generator
- + Location: 5 minutes to downtown St. Helena, 1 minute to Meadowood Resort and The Reserve, 17 minutes to Yountville and The French Laundry, 14 minutes to Calistoga and the Four Seasons Resort

# MAIN HOUSE

## Main Residence Overview

- + Living room/media room
- + Kitchen and extra pantry storage
- + Dining room connecting to kitchen and living room
- + Sunroom with three walls of windows
- + Blue room/den
- + Penthouse primary bedroom suite with sitting room
- + Additional full bath
- + Exceptional construction and finish quality
  - o Shiplap exterior with original architectural details
  - o Slate roof with copper gutters and downspouts
  - o High-end interior design combining original doors and millwork with custom colors and modern elements
  - o Vertical grain fir floors
  - o Classic double hung windows
  - o Antique and custom lighting fixtures
  - o Lutron lighting control system
  - o Custom draperies and Roman shades throughout

## Exterior Entry and Arrival

- + Expansive front lawn enveloped in classic established garden varieties
- + Large flagstone entry leading from the circular driveway to the front entry steps centered between two Japanese maples
- + Spacious wrap-around front porch with original vintage detail, tongue-and-groove ceiling, and porch swing overlooking an idyllic garden
- + Classic black and bubble glass lanterns
- + Original front door with oval window and transom above

## Front Entrance and Hall

- + Art deco style glass wall sconces and white glass chandelier at entry

## Living Room/Media Room

- + Wall mounted iron and white metal shade sconces.
- + Built-in speakers
- + Recessed lighting
- + Samsung TV with Sonos speaker

## Kitchen

- + Custom gray painted cabinetry with light and dark bronze hardware, soft close drawers, and concrete counter
- + Under-mount double porcelain sink and filtered drinking water
- + Open shelving and upper corner cabinets with glass cabinet fronts
- + Pull out trash bins
- + Under-counter corner cabinet with easy access pull outs
- + White central Island with honed black stone counter

- + GE Monogram four-burner stove with griddle, vent with rack, and adjacent stainless steel counter
- + GE Monogram dishwasher with stainless steel front
- + Subzero refrigerator with two freezer drawers and cabinet front
- + Large bronze central pendant over island and recessed light over sink
- + Door with etched glass window leads to outdoor barbecue and pizza oven

### **Dining Area**

- + Open to kitchen, sunroom, and living room
- + Easily accommodates circular seating for 8 people
- + Modern globe multi light chandelier by Apparatus Studio

### **Sunroom**

- + Spacious sitting room for large gatherings
- + Tongue-and-groove open beam ceiling with steel collar tie and bronze directional lighting
- + Large central skylight
- + Three walls of windows providing abundant light and garden/terrace views
- + Door leading to outdoor dining terrace and pool

### **Blue Room/Den**

- + Intimate sitting room with romantic ambiance
- + Wood-burning Rumford style fireplace with beautiful hand-made tile surround and hearth
- + Floor-to-ceiling draperies
- + 1950s Italian "Sputnik" chandelier

### **Primary Suite**

- + Large scale black and glass pendant lights in stairway and hall leading to the suite
- + Spacious sitting room with access to view deck
- + Primary bedroom
  - o Wall mounted bedside sconces
  - o Sitting area with brass and white glass chandelier above
  - o Floor-to-ceiling draperies
  - o Walk-in closet with built-in chest of drawers and open shelving
- + Bath
  - o Large format travertine tile floors
  - o Arteluce chandelier, Italy, black and white original paint
  - o Clawfoot tub with brass fixtures and hand-held shower wand
  - o Free standing double vanity with custom concrete counter and brass stand, recessed porcelain sinks, and brass fixtures. Art deco style glass sconces, central mirror with frame, wall mounted make up mirror, two built-in medicine cabinets with brass frame and beveled mirrors
  - o Oversized shower with honed floor-to-ceiling travertine tile. Brass fixtures with rain shower head and hand-held shower wand
  - o Porcher toilet with small accessory shelf

### **First Floor Full Bath**

- + Floor-to-ceiling wall and wainscoting subway tile with large format black hexagonal tile floor
- + Shower with black metal frame, gray subway tile, and shampoo nook
- + Freestanding honed marble sink with black metal stand, large circular black mirror, and wall mounted make up mirror
- + Matching black and frosted glass pendants.

### **Back Hallway**

- + Provides easy interior access from car drop-off point for loading and unloading
- + Wide plank distressed paint ceiling with galvanized metal barn style lighting
- + Access to electronic infrastructure closet
- + Access to walk-in pantry with built in shelving

## **NORTH COTTAGE**

### **Overview**

- + Farmhouse style board and batten exterior with steel window awnings and slate roof
- + Vertical grain fir floors
- + Cathedral open beam ceilings with tongue-and-groove wood detail
- + Custom Roman shades and draperies throughout

### **Powder Room**

- + Porcelain pedestal sink
- + Porcher toilet
- + White hexagonal tile floor with black tile detail

### **Kitchen/Dining**

- + Open to living room
- + Black iron pendants at entry and above dining table
- + French doors leading to outdoor flagstone terrace surrounded by stone walls
- + Two-burner gas cooktop
- + Porcelain undermount sink with polished chrome fixture, filtered drinking water, and dark wood counter
- + Storage cabinetry with open and closed shelving above
- + Beverage refrigerator with stainless steel front

### **Living Room**

- + Open to kitchen/dining
- + Directional lighting
- + Glass globe and iron sconces

### **East Bedroom**

- + Central pendant light with barrel shade
- + Double Roman shades

### **Full Bathroom**

- + Porcelain pedestal sink with polished chrome fixtures and glass shelf above
- + Medicine cabinet with beveled mirror
- + Wall mounted make up mirror
- + Wall mounted train rack for towel storage
- + Shower with subway surround, rain head shower, and hand-held wand
- + Hexagonal white tile floor with black trim

### **West Bedroom**

- + Iron pendant with barrel shade

### **Laundry Room**

- + Located on lower level
- + Whirlpool front loading washer and dryer
- + Porcelain wall mounted laundry sink
- + Recessed lighting
- + Attached storage room with wall mounted shelving and Liebherr freezer

### **Wine Cellar**

- + Reclaimed wood door entry with wrought iron fixture
- + Temperature controlled
- + Custom wood shelving with bottle storage for approximately 1,000 bottles
- + Porcelain large format tile floor
- + Directional lighting
- + Bar area with stone counter and open shelving

## **SOUTH COTTAGE**

### **Overview**

- + Farmhouse style board and batten exterior with slate roof
- + Expansive flagstone view terrace with iron railing and two sets of French doors accessing the interior
- + Exterior barn lighting
- + Vertical grain fir floors
- + Cathedral open beam ceilings with tongue-and-groove wood detail
- + Custom Roman shades and draperies throughout
- + Covered entry portico with metal roof

### **Wet Bar and Casual Dining**

- + Custom cabinetry with mahogany countertop
- + Beverage refrigerator
- + Undermount porcelain sink with polished chrome fixtures and filtered drinking water
- + Wall sconce lighting
- + Space for casual dining

### **Sitting Room**

- + Light-filled room with French door exterior access to view terrace and can double as a second sleeping area
- + Desk lamp style metal sconces.
- + Directional lighting
- + Central wood and conical shade chandelier

### **Bathroom**

- + Porcelain pedestal sink with polished chrome fixtures and glass shelf above
- + Medicine cabinet with beveled mirror
- + Wall mounted make up mirror
- + Double towel holder
- + Shower with subway surround and chrome fixtures
- + Hexagonal white tile floor with black trim
- + Directional lighting, central pendant and sconce lighting
- + Linen closet

## Bedroom Suite

- + Spacious bedroom and adjacent sitting room with central pendant light
- + White metal woven pendants on either side of king bed
- + Built-in dresser storage
- + French door access to view terrace
- + Cloud chandelier by Apparatus Studio
- + Closet with built-in dresser storage and beveled mirror above, hanging storage and open shelving

## BARN

### Overview

- + Exterior sheathed in Hardee board
- + Composite shingle roof
- + Central barn light above main gable
- + Interior sheathed in rustic reclaimed wood

### First Level Parking

- + Two spaces for car parking with epoxy floors and overhead barn lighting

### Loft

- + Two spaces both with open beam ceiling and wide plank wood flooring
- + Gym space with industrial sconce lighting
- + Recreation room with sliding barn door that reveals a large window for stargazing
- + Beverage refrigerator
- + Subzero wine refrigerator
- + Large scale hammered brass pendant light
- + Italian chandelier, bronze finish frame, composed of 5 frosted glass disks, attributed to Fontana Arte, Circa 1970s
- + Space for ping pong table

### Garden Room

- + Relaxed lounge vibe
- + Open beam ceiling with concrete floor
- + Overhead barn lighting and eclectic sconce lighting
- + Windows overlooking raised vegetable garden

### Storage Areas

- + Large storage area attached to the barn for tools and equipment and with built-in potting bench
- + Location of solar panel controller
- + Separate room for bicycle storage

## GARAGE

- + Gravel pathway leading from the South Cottage to the garage
- + Separate electronic gated entry
- + Handsome fieldstone exterior facing and black steel awning detail
- + Parking for 5 cars, including 2 Bendpak car lifts
- + Spacious area for additional outdoor parking

- + Water closet with mirrored storage cabinet
- + Baldhead cabinetry for tool storage and with built-in stainless steel sink
- + Interior barn-style ceiling lights
- + Exterior steel utility sink

## OUTDOOR LIVING

- + Spectacular gardens overflowing with established trees, flowering specimens, shrubs, wild grasses, lawns, and three stately palm trees
- + Heated 36' x 14 1/2' pool with integral spa and automatic cover
- + Spacious flagstone pool patio with two willow covered trellises for lounging and dining
- + Bocce court with fieldstone wall surround and flagstone viewing terrace
- + Main house wrap-around porch, second floor deck and cottage terraces providing comfortable opportunities for private outdoor relaxation
- + Stone stairs and gravel pathways leading from place to place throughout the estate
- + Boulder garden and café: trellised flagstone terrace near the South Cottage used for morning coffee service
- + Viking built-in barbecue
- + Kalamazoo pizza oven
- + Fountains at pool patio and in south garden of the main house
- + Two seating areas on the property's north side, created for viewing the estate and enjoying panoramic views of Napa Valley
- + Fruit orchard with a variety of fruit trees including apples, peaches, citrus and others
- + Enclosed raised vegetable garden
- + Extensive outdoor lighting

## INFRASTRUCTURE

- + Water
  - o St. Helena City water: Serves residences and pool, filtered at various locations
  - o Private well: Serves irrigation for landscaping via automatic irrigation system
- + Septic: 3 separate standard systems, each dedicated to one of the residences
- + Gas: Propane, 3 tanks, each one separately dedicated to residences, pool and generator (1 buried and 2 above ground) with auto shut offs
- + Electric: PG&E, self-testing 48 KW Kohler generator covers whole property
- + Water heater
  - o Main house: Conventional water heater/boiler
  - o North and South Cottages: On-demand water heaters
- + HVAC
  - o Main house: Hydronic plus central forced heat/AC, two zone
  - o North Cottage: Central forced heat/AC
  - o South Cottage: Central forced heat/AC, two zone
- + Security: Bay Alarm security, heat and smoke detector monitoring
- + Internet: Xfinity
- + TV: Xfinity
- + Phone: AT&T
- + Audio: Sonos system with speakers in main house, north cottage, south cottage, pool terrace and barn

+ Insurance: Chubb, renews in July, 2026

## CYD GREER

Luxury Specialist, DRE# 01390876  
707-322-6825 | [cgreer@cbnapavalley.com](mailto:cgreer@cbnapavalley.com)  
[www.cydgreer.com](http://www.cydgreer.com)