



CYD GREER

MOVE SMARTLY

*Napa Valley*

## PROPERTY NOTES

# ST HELENA LUXURY ESTATE

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

184 Zinfandel Lane, St. Helena

## OVERVIEW

- + Prime and private setting with impressive vineyard and mountain views
- + Located within the Zinfandel Lane Property Owner's Association
- + Property was purchased by current owners on August 15, 2018
- + Parcel size: 5.33 +/- acre to be created via a lot line adjustment (in process)
- + Contiguous 5 +/- acre parcel also available for purchase
- + Main residence: Single story 4,932 +/- sq. ft., 4 bedroom ensembles, 2 half baths, great room, library, office; interior renovated in 2021 by Grassi & Assoc.
- + Guest house/pool house: 1,000 +/- sq. ft. 1 bedroom ensuite, additional full pool bath, spacious indoor/outdoor living room
- + Attached oversized three-car garage
- + Heated in-ground pool with automatic cover and separate heated spa
- + Inviting outdoor entertaining areas
- + Gorgeous gardens and curated landscaping
- + Double gated entrance with keyed and remote access
- + Exterior renovation in 2022 managed by Grassi: included all landscaping, new landscape irrigation, re-stuccoing of 75% of the house, new driveway and walkway gates, new stone patios around the pool, and replacement of all pool/spa systems
- + 2.94 +/- acre Sauvignon Blanc boutique vineyard
- + Central Napa Valley location with easy access to the San Francisco Bay Area

## PRIME LOCATION

- + Zinfandel Lane Property Owners' Association: A desirable Napa Valley neighborhood of scenic vineyards and distinctive homes
  - Formed in 1992
  - Gated community with entrance on Zinfandel Lane

- 10 home sites allowed
- There are currently 6 homes within the POA; the remaining 4 home sites are planted to wine grapes
- + Six minutes to downtown St. Helena
- + Eleven minutes to world class restaurants in Yountville (French Laundry, R+D Kitchen, Bouchon Bakery)
- + Twenty minutes to Trancas Street in Napa (Nob Hill Foods, Providence Medical Center, Whole Foods, Trader Joes)
- + Thirty minutes to Napa airport with JSX and private jet service
- + Convenient access to downtown San Francisco and SF International Airport

## MAIN RESIDENCE

### Exterior

- + Integral color stucco
- + Mediterranean style clay tile roof
- + Metal clad exterior windows and doors
- + Many doors have separate screen doors
- + Rocky Mountain door hardware

### Interior Features

- + Antique Eucalyptus wood flooring reclaimed from a monastery in Australia
- + Plaster walls finished by TBC Plaster Artisans (<https://tbcplaster.com>) with special through-color lime plaster
- + Solid core alder interior doors
- + Large scale custom millwork
- + Custom draperies and shades
- + Recessed LED and halogen lighting
- + Overhead ceiling fans in many rooms
- + Seamless indoor/outdoor transitions

### Entry

- + Gated entry into a lush landscaped courtyard with flagstone pathway leading to the front entrance
- + Custom alder floor-to-ceiling double entry wood doors from the courtyard and a second set leading to the pool and patio
- + Slate floor

### Great Room Kitchen

- + Custom soft close cabinetry with smart storage
- + 60" dual fuel Viking natural gas range with double oven, 6 burners, griddle, grill, and wall mount pot filler with super steel infinity finish
- + Wolf Pro vent and custom hood with plaster finish and white oak beam trim from a 19<sup>th</sup> century Pennsylvania Amish barn
- + 48" Subzero side-by-side refrigerator and freezer with cabinet front
- + 24" Subzero double refrigerator drawers with cabinet front

- + 30" Subzero wine tower with cabinet and glass front
- + Two Miele dishwashers with cabinet front
- + Double undermount stainless steel sink with Grohe single handle faucet in super steel infinity finish, soap dispenser, and InSinkErator disposal
- + Large scale island with handsome walnut counter and hidden storage cabinets
  - o Stainless steel undermount bar sink with Grohe single handle faucet in super steel infinity finish
  - o InSinkerator Pro disposal
  - o Sharp stainless steel microwave drawer
- + Separate pantry with floor-to-ceiling open shelving

### **Great Room Dining and Living Space**

- + Open concept, great for indoor/outdoor entertainment
- + Dining
  - o Abundant space for large scale formal dining
  - o Built-in buffet cabinet
  - o Separate breakfast dining area with courtyard views
  - o Gregorius Pineo bronze chandeliers above dining table and breakfast dining
- + Living
  - o Light filled room with multiple large scale view windows on the north and south side
  - o Custom Maple built-in cabinets with touch-to-open doors and custom finish by Jitner Painting
  - o Gas burning fireplace with limestone surround and white oak beam mantle from a 19<sup>th</sup> century Pennsylvania Amish barn

### **Entry Hall Powder Room**

- + Open, single vanity with hand hammered metal sink, polished nickel faucets, dark granite counter, hinged mirror and sconce lighting above
- + Stone floor with decorative basketweave and mosaic inlay

### **Library**

- + Large corner windows with views of the front courtyard
- + Gas fireplace with honed stone surround
- + Wood plank and beam ceiling
- + Ceiling fans
- + Built-in media and storage with Samsung TV, open shelving, drawers, and cabinets.
- + Secret door to the office

### **Primary Suite**

- + Large scale bedroom suite designed for comfort
- + Tall windows with views to the pool
- + Two sets of French doors with over-head transom windows leading to a private courtyard with flagstone patio and romantic lighted fountain
- + Open beam ceiling
- + Arched entry to hallway accessing a walk-in closet with built-in storage and a full dressing room with central pendant lighting, built-in dresser, mirror and abundant clothing storage
- + En-suite bathroom
  - o Ultra lux design with wood beam ceiling and gorgeous marble inlay floors

- Elegant double vanity with custom cabinetry, display case, polished marble counter, under-mount porcelain sinks, Rohl satin nickel faucets, and sconce lighting
- Alcove with 36" x 65" drop-in soaking tub with Rohl satin nickel deck mount tub filler and polished marble tub deck
- Spacious shower with honed porcelain tile surround, mini- mosaic tile floor, Palladian satin nickel shower head and wand with thermostatic control, grab bar, shampoo nook, and infinity drain
- Water closet with Farnham porcelain mini pedestal sink, Pendelton satin nickel faucet and Toto Washlet electronic bidet toilet
- Dual glass lantern pendants
- Direct access to private primary suite courtyard

#### **Office**

- + Accessed from the primary suite
- + Wood plank and wood beam ceiling with central ceiling pendant
- + Built-in open shelving
- + Built-in Cherry file cabinets
- + Secret access to the library

#### **Guest Wing Powder Room**

- + Single vanity with natural Cherry wood cabinetry, porcelain sink, black slate tile counter, and vertical sconces above
- + Slate tile floor

#### **Three Guest Suites**

- + Wall-to-wall carpeting
- + Sliding louvered door closets
- + Central ceiling fans
- + West-facing suites have French door access to a private terrace with fountain and vineyard views
- + En-suite bathrooms
  - Single vanity with natural Cherry wood cabinetry, porcelain sink, white tile counter and sconce lighting
  - Shower over tub with white tile surround and polished chrome fixtures

#### **Laundry Area**

- + Custom cabinetry with abundant storage
- + Electrolux front loading washer and steam dryer
- + Stainless steel undermount bar sink with Grohe Concetto single handle faucet in Star Light chrome finish and soap dispenser
- + Spacious stone folding counter

#### **Garage**

- + Oversized 3-car side-by-side garage
- + A full wall of built-in storage
- + Extra storage closet
- + Whirlpool front loading washer and dryer
- + Kenmore refrigerator/freezer

## GUEST HOUSE/POOL HOUSE

### Indoor/Outdoor Living Room

- + Pocketing glass sliders to access front terrace and pool deck
- + Polished concrete floors
- + Wood beam ceiling and central ceiling fan
- + Built-in Cherry media center with cabinet storage and Samsung TV
- + Wet bar with stainless steel under-mount sink and goose neck faucet, honed concrete counter, Bosch dishwasher, KitchenAid microwave, SubZero mini refrigerator, cabinet storage and under cabinet lighting

### Bedroom Suite

- + Polished concrete floors
- + Wood beam ceiling and central ceiling fan
- + Closet with built-in hanging and drawer storage
- + En-suite bathroom
  - o Double vanity with natural wood cabinet, white tile counter, porcelain sinks and chrome faucets
  - o Shower over jetted tub with white tile surround and polished chrome shower head and wand
  - o White tile walls and floor
  - o Private water closet

### Pool Bathroom

- + Single vanity with blue tile counter, porcelain sink and vertical wall sconces
- + Blue mosaic tile floor
- + Walk-in shower with blue tile surround, shampoo nook and polished chrome shower head and wand

## OUTDOOR LIVING

- + Idyllic vineyard and mountain views
- + Expansive private patios and covered terraces for outdoor enjoyment
- + Pool/Spa
  - o Serviced weekly, year-round by Paradise Pools
  - o All pool equipment and plumbing replaced in 2021
  - o UV lights added in 2021 for both pool and spa systems
  - o Spa, pool cover and sump pumps replaced in 2022
  - o Gas heated
  - o Geothermal well provides supplemental heating
  - o Controls are Wi-Fi connected via Pentair app
- + Private outdoor shower near guest/pool house with rain style shower head
- + Bronze Fountains: at the pool and front courtyard, designed and sculpted by renowned artist Archie Held (<https://www.archieheld.com/clients.html>). The front courtyard fountain is lighted at night.

- + Two additional fountains; a lighted fountain at primary bedroom courtyard and another fountain outside the west guest suites
- + West-facing kitchen terrace with sunset views, wood burning fireplace, automatic shades, Viking barbecue, 2 burner cook top and bar sink
- + Beautiful stone walls, flagstone pathways, established trees and spectacular gardens including separate cutting and rose gardens
- + Six 130-year-old Sevillano Olive trees
- + Atlas Weeping Blue Cedar specimen tree northwest of pool
- + Spacious lawn area with vineyard and mountain views
- + Extensive outdoor lighting with programmable control

## VINEYARD

- + Sauvignon Blanc: 2.94 +/- acres
  - o August 2022: replanted to proprietary Vineyard 29 SB clone
  - o 039-16 root stock
  - o 8 x 4 and 6.5 x 4 spacing
- + Farm Management: Pete Richmond, Silverado Farming Company since 2014

## INFRASTRUCTURE AND SERVICES

- + Water Supply, Filtration, and Purification
  - o Two wells for home use
  - o Third well to be dedicated to the separate vacant land parcel
  - o Water purification includes two water softeners, whole-house R/O, UV light, calcite pH control
  - o Serviced 2X per year by North Coast Waterworks
  - o Essentially "bottled water" throughout the house
  - o 10,000-gallon water storage tank
  - o Irrigation for gardens and vineyard uses filtered well water
  - o Fire hydrant in driveway courtyard supplied by the water storage tank; a city fire hydrant is located on Zinfandel Lane about 100 yards from the house
- + Gas: PG&E natural gas
- + Generator
  - o 100 kW diesel (fuel supplied by Napa Valley Petroleum)
  - o Serviced 2X per year (Leete Generators)
  - o Covers entire house, garden, pool and vineyard in case of an outage
- + Solar Panels
  - o Installed approximately 2004 by Thern Electric & Solar
  - o One inverter replaced in 2025
- + HVAC System
  - o 4 units: master wing, great room, guest wing, guest house
  - o Great room & guest wing units replaced in 2021
  - o Serviced every 6 months by Bell Products

- + Hot water heaters
  - o 4 units, all replaced in 2024
- + Modern Day central vacuum system
- + Engineered Septic System
  - o Serviced every 6 months by McCollum Engineering
  - o Three new septic access ports installed in 2025
- + Waste Disposal
  - o Upper Valley Waste Disposal
  - o Weekly for garbage, compost and recycling
- + Gate Installations and Operation
  - o Jensen's Ornamental: new driveway and front door walkway gates installed in 2022
- + Alarm System
  - o Window and doors alarmed
  - o Motion detectors in Great Room and Master Bedroom
  - o 12 outside surveillance cameras
  - o Camera monitor located in guest wing utility closet
  - o Installed, serviced and monitored by Silverado Alarm Co.
- + Music System
  - o Sonos
  - o Sonos Speakers: Great Room; Master Bed, Bath and Courtyard; Library. Outside: West Patio, Back Veranda and Pool; Guest House inside and outside
- + Internet/Cable TV/Phone
  - o Comcast
  - o Internet, Wi-Fi and Sonos Systems installed and maintained by Polaris Consulting
- + Pest Control: Quarterly service by Bob & Duff
- + Landscaping
  - o Weekly service by Clerici Landscape Management since 2002
  - o 46 new zones of irrigation run by Hydrowise controller (WIFI operation)

## Cyd Greer

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