



GLOBAL LUXURY™

1443 South Whitehall Lane

Property Notes

www.NapaValleySunrise.com

General

- APN: 027-440-024-000
- 8.3 +/- acre parcel
- Seller purchased property in 1997
- 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
- Douglas Fir quarter sawn wood interior siding
- Cathedral ceiling with beam detail
- Front porch
- Back porch with mountain and valley floor views
- Western Red Cedar siding
- Vertical seam metal roof

Entry and Living Room

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

Kitchen

- Spotlighting and pendant light fixtures
- 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

- Halogen spotlighting
- Custom pedestal sink with polished chrome Grohe fixtures
- Kohler toilet

Laundry Room

- Halogen spotlighting
- 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
- Spotlighting
- 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, Kohler toilet, 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
- Spotlighting
- Three sets of paned 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 Kohler toilet, spotlighting, single vanity with granite countertop, storage below, Kohler under-mount sink, polished chrome fixtures and mirror above

Outdoor Living

- Gravel driveway and motor court
- Front sitting porch
- Large back porch
- Natural stone walls and concrete pavers leading to studio
- Valley floor and vineyard views
- Drought resistant plantings
- Automatic irrigation system for lawn and plantings
- In-ground heated pool with automatic pool cover

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
Tons	6.85	5.0	4.33	5.63	8.1
\$/Ton	\$5,930	\$6,384.53	\$6,828.71	\$7,509.12	\$7,926.55
Revenues	\$40,620	\$31,923	\$29,568.31	\$42,276	\$64,205.05
Farming Costs	\$21,523	\$19,323	\$24,774	\$25,172	\$26,372
Net Income	\$19,097	\$12,600	\$4,794.31	\$17,104	\$37,833.05

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: Standard
 - Studio: Standard
- Electric: PG&E
- Gas: Natural gas PG&E

- Water: Private well
- Sewage: Engineered septic system
- Internet: Verizon personal Hotspot

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