CYDGREER

MOVE SMARTLY

Napa Valley

PROPERTY NOTES

PANORAMIC NAPA VALLEY

177 Ridge Drive

www.PanoramicNapaValley.com

OVERVIEW

+ APN: 039-640-010-000
+ 67 +/- acre parcel
+ Approved erosion control plan for future vineyard
+ Breathtaking views and sweeping vistas across the Napa Valley from St. Helena to San Francisco
+ Total privacy
+ Cabana/media room: 1029 +/- sq ft
+ Cabana bar
+ In ground pool and spa
+ Building pad with utilities at the site
+ Prior house was 4BR/4FB/2HB, 5705 +/- sq ft according to architectural drawings
+ Prior garage was 880 +/- sq ft according to assessor's records
+ House and garage were lost in the 2017 fire

FUTURE VINEYARD

+ Erosion Control Permit for 8.9 +/- net vine acres/10.4 +/- gross vine acres
+ Approved January 8, 2018
+ Soils: Rock outcrop Hambright complex
+ Adjacent to Stags Leap AVA
+ Additional plantable acreage

POOL CABANA

+ Floor-to-ceiling windows with custom velvet blackout drapes
+ Black slate floors
+ Built-in retractable 100" Stewart screen
+ 6' custom fireplace with stone mantle and slate surround
+ Murphy bed converts space to guest house

+ Hand-crafted built-in floor to ceiling cabinetry and shelving
+ Full bath with Kohler fixtures and imported Italian tile
+ Halogen lighting with rheostat controls
+ Tile roof
+ Integral color stucco exterior

CABANA BAR

+ Hand-crafted maple bar with empress jade marble top, brass foot railing, brass sink, cutting board, disposal, instant hot water dispenser and KitchenAid dishwasher
+ Hand-crafted maple back bar and cabinets with wood-paneled U-line wine cooler, refrigerator, freezer and ice maker
+ Custom four-panel sliding doors
+ Black slate floor
+ Halogen lighting with rheostat controls

POOL AND SPA

+ 60' x 16' black bottom pool
+ Recessed pool cover (New in 2018)
+ 5' in-ground spa with halogen lighting and rheostat controls
+ Over-sized heater for pool and spa
+ Custom Ozone pool and spa filtration system

INFRASTRUCTURE

+ Two security gates (one private, one community) on 1.2 miles of private road
+ Engineered septic system. New controls installed in 2018.
+ 498' deep well with 200+/- GPM flow rate (when drilled). New controls installed in 2018
+ 390' deep back-up well with 12+/- GPM flow rate when last measured. New controls installed in 2018.
+ New water storage tank
+ Pre-existing 12,500 gal. concrete water storage tank
+ Private, gated road to wells
+ On-site fire hydrant
+ Electric: PG&E
+ Internet: Vista Broadband tower on property. Free high-speed internet service.

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