CYDGREER

MOVE SMARTLY

Napa Valley

PROPERTY NOTES

HISTORIC FARMSTEAD NAPA VALLEY

2455 Sulphur Springs Avenue

www.HistoricFarmsteadNapaValley.com

OVERVIEW

+ 48.82 +/- acres on two legal parcels
+ Historic landmark property first developed circa 1868
+ Owners purchased property in 1962
+ 5BR/3FBA/2HBA, 3,804 +/- sq. ft. two story Italianate residence
+ Pool house with his and hers dressing rooms/baths
+ 2BR/1BA, 2,300 +/- sq. ft. caretaker's house
+ Gazebo, band shell and playhouse
+ Expansive lawns, landscape and fruit orchard
+ Fenced pasture land for horses
+ Barn and chicken coup
+ 3.5 +/- acre Cabernet Sauvignon vineyard
+ Additional 24 +/- acres under 30% slope
+ Prime high-end location with total privacy

MAIN RESIDENCE

Exterior

+ Composition roof
+ Wood shiplap siding
+ Classic wrap-around porch and second floor balcony

Features Throughout

+ Extra tall ceilings
+ Large scale double hung windows
+ Vintage architectural elements, hardware, and lighting

Entryway

- Stairs to second level
- Hardwood floors
- Coat closet
- Powder room with vintage porcelain sink and Kohler toilet

Living Room

- Hardwood floors
- Large windows providing abundant natural light
- Brass and glass globe pendant style chandeliers
- Wood-burning fireplace with stone surround and wood mantle

Dining Room

- Hardwood floors
- Crystal chandelier
- Large windows providing abundant natural light
- Wood-burning fireplace with stone surround and wood mantle
- Built in cabinetry
- Storage closet, lockable

Kitchen

- Kitchen-Aid dishwasher
- Porcelain sink
- Two GE refrigerators with freezers
- Wedgewood gas range with 4 burners, two ovens, two warming drawers, and hood above
- Pantry with wine bottle racking
- Breakfast room
- Access to partial basement

Laundry Room

- Storage closet
- Built-in cabinetry
- Kenmore washer and dryer
- Extra deep porcelain sink
- Door to backyard

First Floor Guest Suite

- Wall-to-wall carpet
- Closet
- Bathroom with single vanity, under-mount sink, and bathtub

Master Suite

- Wall-to-wall carpet
- Central crystal chandelier
- Large windows providing abundant natural light
- Wood-burning fireplace with marble mantle and surround
- Owner's closet, lockable

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- Room-size walk-in closet with built-ins and vanity
- Bathroom with porcelain pedestal sink and tub

Sunroom

- Large windows providing abundant natural light
- Built-in cabinetry

Hall Bathroom

- Porcelain pedestal sink with medicine cabinet
- Porcelain bathtub

Double Suite

- Two rooms for separate sleeping, each with closets
- Large windows providing abundant natural light
- Wall-to-wall carpet

Office/Bedroom

- Wall-to-wall carpet
- Walk-in closet

Guest Suite

- Wall-to-wall carpet
- Walk-in closet
- Large windows providing abundant natural light
- Attached powder room with porcelain pedestal sink and toilet

CARETAKER'S HOUSE

- 2BR/1BA
- 2,300 +/- sq. ft.
- Two-car garage
- Living Room
    - Hardwood floor
    - Wood burning stove
- Kitchen
    - GE washer and dryer
    - Frigidaire refrigerator with freezer
    - Electric range with 4 burners and two ovens and hood above
    - Kenmore dishwasher

POOL HOUSE

- His and hers shower/changing rooms
- Outdoor kitchen with 4-burner electric range with oven
- Whirlpool refrigerator with freezer above
- Spacious view patio

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OUTDOOR LIVING

+ Beautiful established landscaping and expansive lawns
+ Gazebo and band shell
+ Classic style in-ground pool
+ Wonderful areas for outdoor entertaining
+ Fruit orchard with many varietals
+ Gravel driveway and motor-court

VINEYARD

+ 3.51 +/- Acres Cabernet Sauvignon
+ 5' x 9' Spacing
+ Clone and rootstock unknown
+ Farmed by Rios
+ Grapes sold to Hall

+ Contract cancellable any year prior to March 31st
+ Production:
    - 2019: 12.1 tons
    - 2018: 11.2 tons
    - 2017: 6.3 tons
    - 2016: 4.9 tons
    - 2015: 5.15 tons

INFRASTRUCTURE

+ HVAC: 2-zone forced air heat
+ Water: City water and three private wells
+ Sewer: Standard septic
+ Gas: Natural gas, PG&E
+ Electric: PG&E

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