

# Napa Valley View Cabernet Estate

Saint Helena, CA



OFFERING MEMORANDUM  
\$1,900,000

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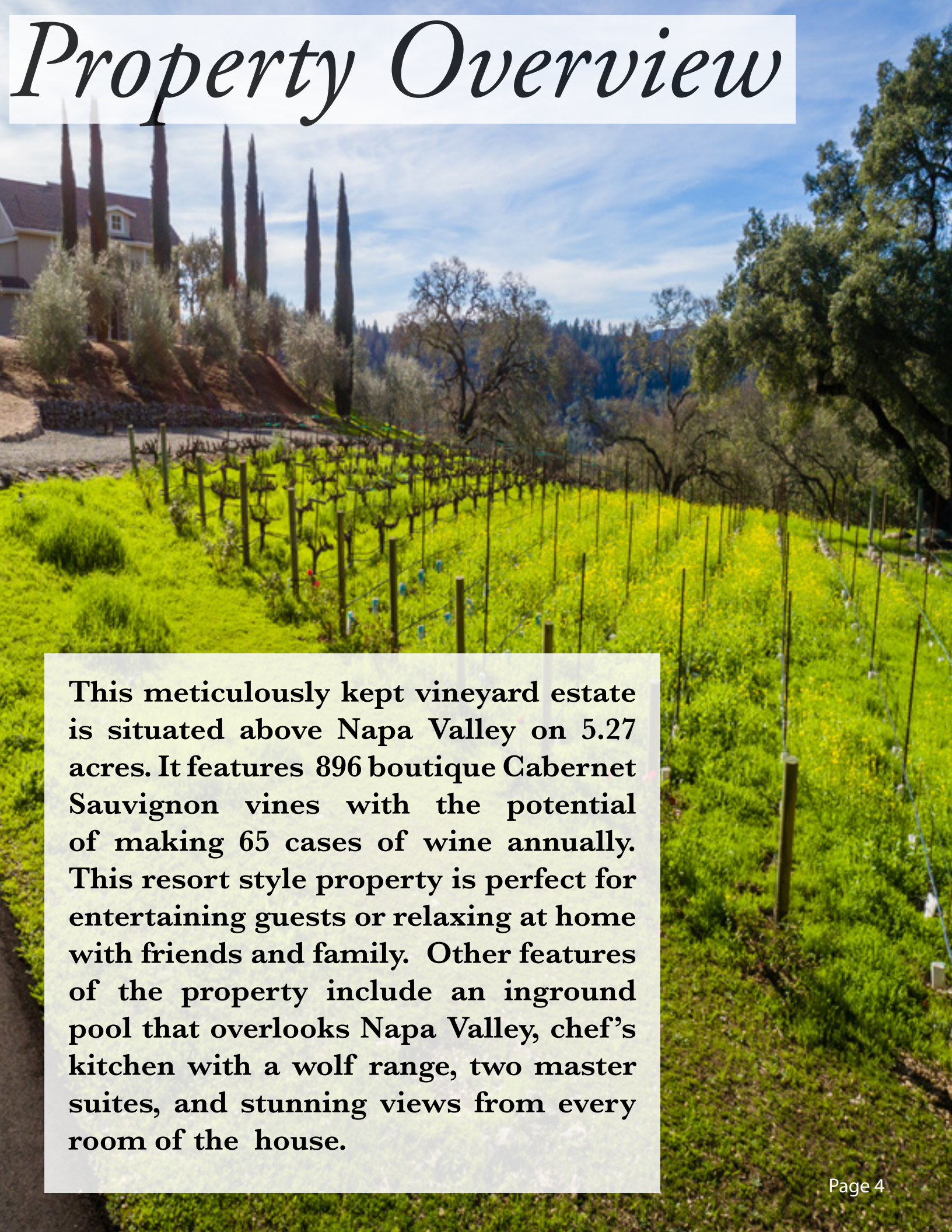


# *Salient Facts*

<b>ADDRESS</b>	<b>5 GREENFIELD WAY, SAINT HELENA</b>
<b>COUNTY AND AVA</b>	<b>NAPA</b>
<b>APN</b>	<b>025-380-019</b>
<b>TOTAL ACREAGE</b>	<b>5.27 ACRES</b>
<b>VINEYARD</b>	<b>POTENTIAL OF MAKING 65 CASES OF YOUR OWN PRIVATE CABERNET SAUVIGNON</b>
<b>PLANTING</b>	<b>896 VINES</b>
<b>IRRIGATION</b>	<b>DRIP</b>
<b>ROOTSTOCK</b>	<b>ST. GEORGE AND 1103P</b>
<b>RESIDENCE</b>	<b>BUILT IN 1980 1,711 SQUARE FEET 2 BED/2 BATHROOM AND OFFICE 43 OLIVE TREES, 3 CITRUS NEW PAVED DRIVEWAY AND ROOF 3 CAR GARAGE INGROUND POOL</b>
<b>WATER</b>	<b>PRIVATE WELL FOR DOMESTIC AND AG USE. 8,500 GAL TANK</b>
<b>ZONING</b>	<b>UR20</b>



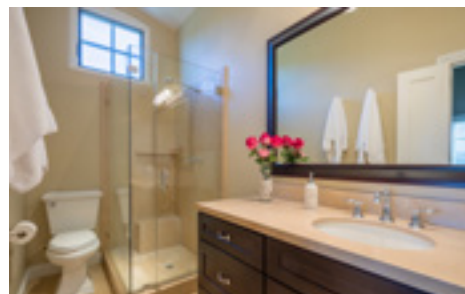
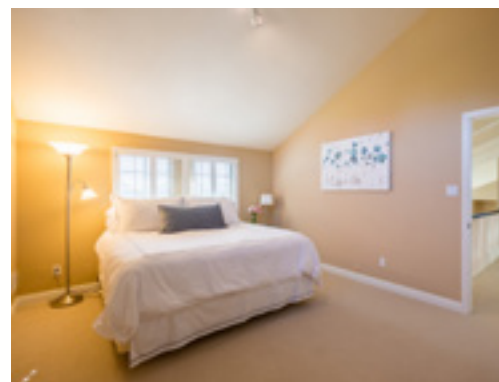
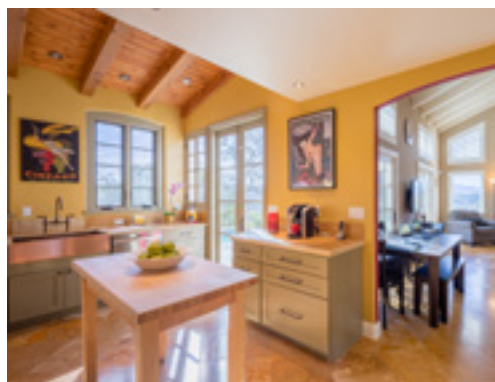
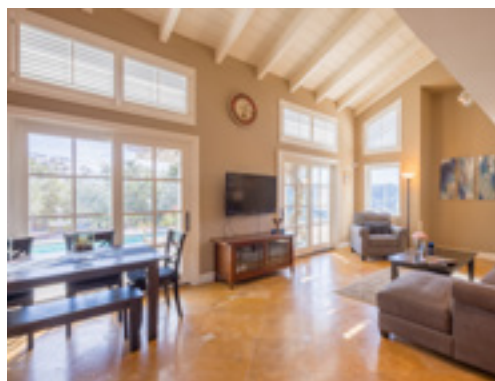
# *Property Overview*



**This meticulously kept vineyard estate is situated above Napa Valley on 5.27 acres. It features 896 boutique Cabernet Sauvignon vines with the potential of making 65 cases of wine annually. This resort style property is perfect for entertaining guests or relaxing at home with friends and family. Other features of the property include an inground pool that overlooks Napa Valley, chef's kitchen with a wolf range, two master suites, and stunning views from every room of the house.**



# Photo Gallery





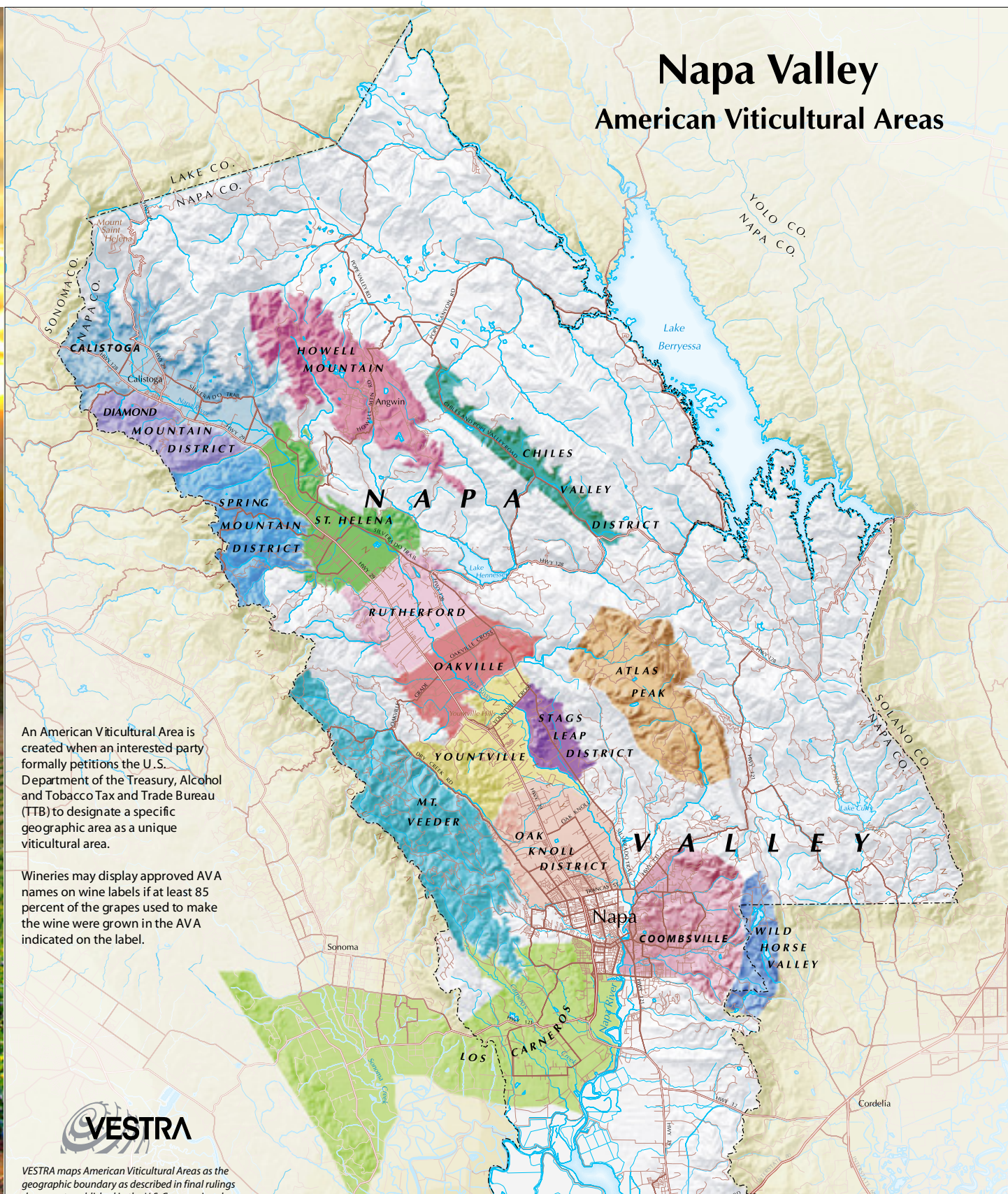
# *Aerial Map*





# County Overview

## Napa Valley American Viticultural Areas



An American Viticultural Area is created when an interested party formally petitions the U.S. Department of the Treasury, Alcohol and Tobacco Tax and Trade Bureau (TTB) to designate a specific geographic area as a unique viticultural area.

Wineries may display approved AVA names on wine labels if at least 85 percent of the grapes used to make the wine were grown in the AVA indicated on the label.



VESTRA maps American Viticultural Areas as the geographic boundary as described in final rulings





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*This information herein believed reliable but not guaranteed.  
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