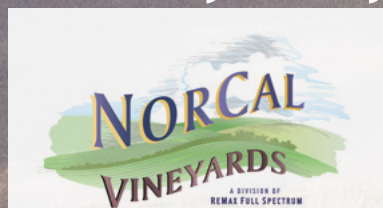


# Napa Sauvignon Blanc Estate

Napa, CA



Offering Memorandum  
Price \$7,000,000



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

# Napa Sauvignon Blanc Estate

## TABLE OF CONTENTS

Salient Facts .....	3
Property Overview .....	4
Photo Gallery .....	5-6
Vineyard.....	7
Aerial.....	8
County Overview.....	9



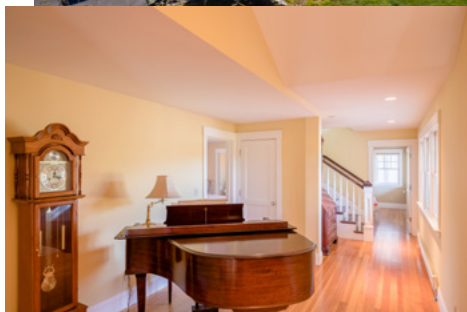
# *Salient Facts*

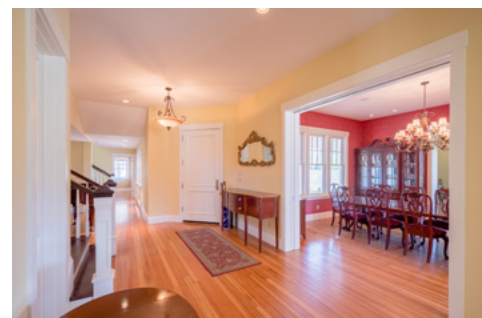
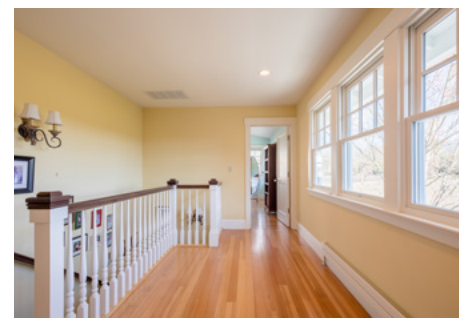
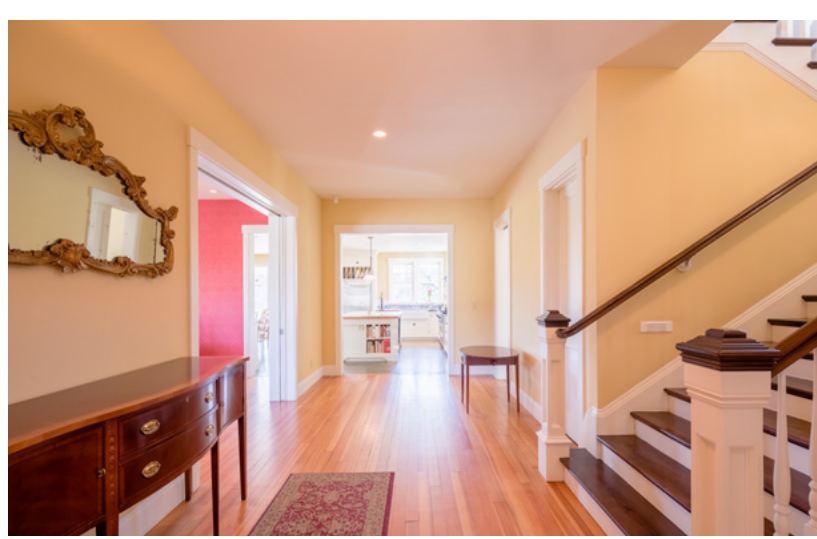
<b>Location</b>	<b>1079 Hedgeside Ave., Napa CA</b>
<b>County and AVA</b>	<b>Napa</b>
<b>APN</b>	<b>039-290-032-000</b>
<b>Parcel Size</b>	<b>16.26 acres</b>
<b>Residence</b>	<b>6 bedroom/4.5 bath plus den 5,359 square feet Built in 2005 2 Car garage and office built in 2007 1,000+ bottle wine cellar with temperature controlled</b>
<b>Pool and Hot Tub</b>	<b>Constructed in 2007 21 feet by 60 feet Heated pool</b>
<b>Water</b>	<b>Well for domestic and AG - 25 gpm Residence has reverse osmosis water filtration</b>
<b>Sewer</b>	<b>City</b>
<b>Vineyard</b>	<b>12 +/- acre Sauvignon Vineyard with drip irrigation</b>
<b>Solar</b>	<b>7.5 kW</b>
<b>Zoning</b>	<b>RC</b>
<b>Price</b>	<b>\$7,000,000</b>



*Set only only 10 minutes away from downtown Napa, near Silverado Resort, this beautifully appointed 5,359 square foot home sits on 16 +/- acres of prime land. This picturesque 6 bedroom, 4.5 bath, home has sweeping vineyard views from every room. The main floor of the home contains a grand formal dining room, living room with fireplace, 1,000+ bottle temperature controlled wine cellar and a kitchen with every high end finish that you could want. Also, there are two guest rooms on the first floor with gorgeous vineyard views. Take one of the two grand staircases to the second floor to find a spacious master bedroom that has vineyard views as far as the eye can see and has an opulent master bath featuring a clawfoot tub. The backyard is an entertainer's dream with a resort style pool, spa, and your own custom made outdoor pizza oven. This breathtaking estate has 12 +/- acres planted to Sauvignon Blanc which commands a premium price and currently under contract with two of Napa Valley's premiere Wineries. Attached by a covered walkway is a two-car garage and on the second floor a 600 square foot office. This estate is perfect for anyone wanting to live the Napa Valley dream.*

# Photo Gallery





# *Vineyard*

**Napa Valley AVA**

**12 +/- acres planted to Sauvignon Blanc**

**5 +/- acres replanted in 2018**

**Drip Irrigation**

**Wind Machines for Frost Protection**

**8 X 8 Spacing**

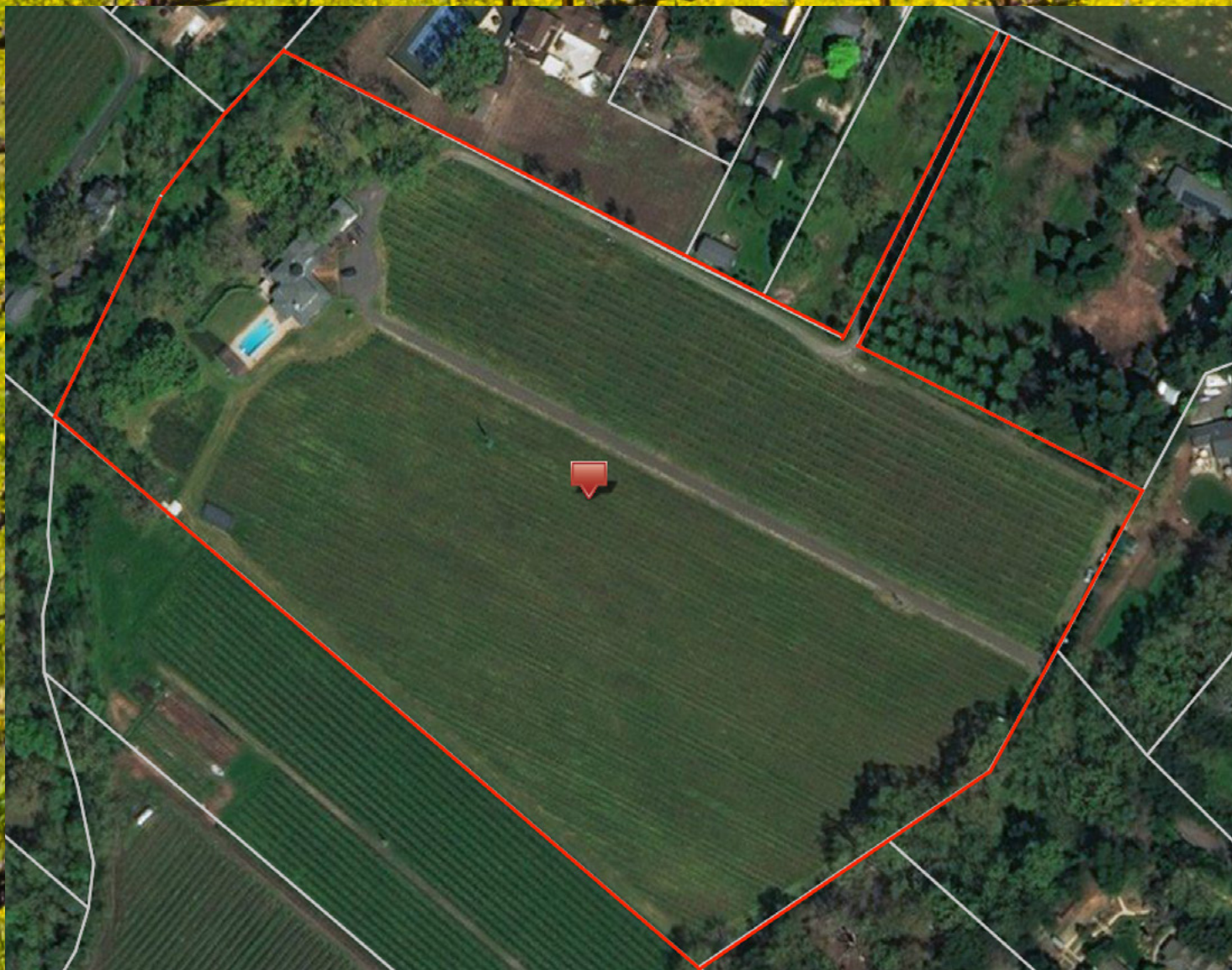
**Clone 101-14**

**Yield 6-7 tons per acre**

**Grape Contracts in place**

**call or e-mail for details**

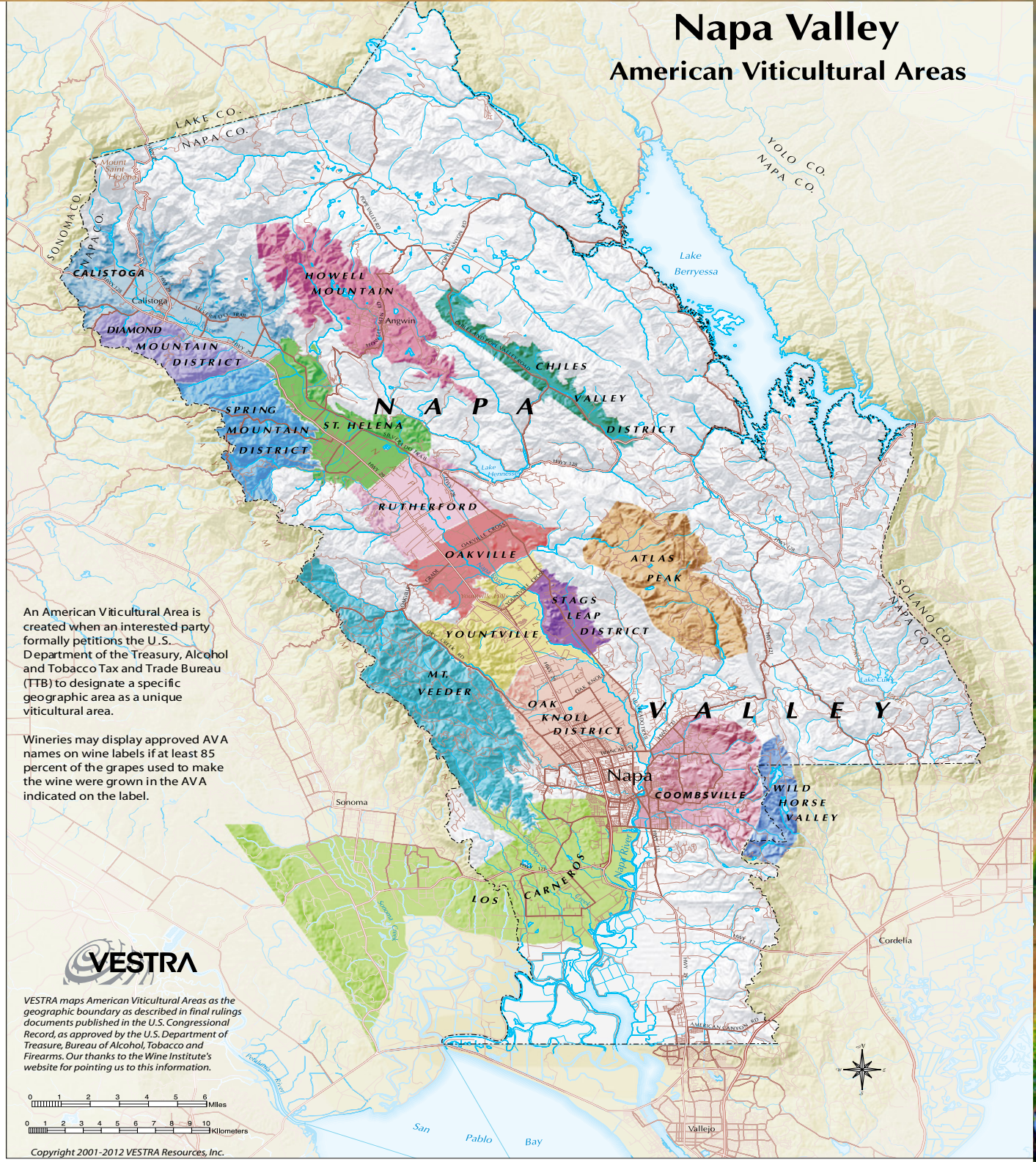
# *Aerial Map*





# County Overview

## Napa Valley American Viticultural Areas

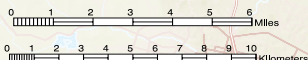


An American Viticultural Area is created when an interested party formally petitions the U.S. Department of the Treasury, Alcohol and Tobacco Tax and Trade Bureau (TTB) to designate a specific geographic area as a unique viticultural area.

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 documents published in the U.S. Congressional Record, as approved by the U.S. Department of Treasury, Bureau of Alcohol, Tobacco and Firearms. Our thanks to the Wine Institute's website for pointing us to this information.



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