



PROPERTY NOTES

HISTORIC NAPA VALLEY ESTATE

www.HistoricNapaValleyEstate.com

1101 & 1105 Lodi Lane, St. Helena

OVERVIEW

- + Historic 10.89 +/- acre vineyard estate comprising two legal parcels
 - o 7.92 +/- acres, 1105 Lodi Lane
 - o 2.97 +/- acres, 1101 Lodi Lane
- + Prime and private country setting
- + York-Alexander house, originally built for Silas York in 1877
 - o Home to the Alexander family in the early 1900s prior to moving to Alexander Court
 - o Italianate style constructed with native cut stone
 - o An early extension possibly in the 1930s is of fieldstone of a different masonry technique
 - o A second extension made likely in the 1970s
- + Two story 4,626 +/- sq. ft., 5 bedrooms, 3 full baths and 1 half bath
- + Detached, two-car garage
- + Heated in-ground swimming pool and spa
- + Exquisitely curated gardens, lawn areas, and magnificent established trees
- + Wonderful outdoor entertaining areas
- + Tennis court
- + Established 5.24 acre Sauvignon Blanc vineyard
- + Access both from Lodi Lane and Hwy 29
- + Located just 5 minutes from downtown St. Helena

MAIN RESIDENCE

Primary Features

- + Stone and wood shingle exterior
- + Composition roof
- + Notable architectural details

- Wood scroll brackets supporting the lower hip roof
- Paired semi-circular arched windows with cut-stone hood molding and keystone
- Stone square columns supporting the wood cornice of the wrap around entry porch
- High ceilings in the interior of the original structure
- Vertical grain floors in most rooms

Entry/Parlor

- + Double door entry with arched transom
- + Built-in window seat and bench
- + Wainscoting
- + Open to living room
- + Access to formal dining room

Living Room

- + Wainscoting and crown molding
- + Windows with custom wood shutters
- + Woodburning fireplace with marble surround and decorative wood mantle
- + Built-in window seating

Formal Dining

- + Coffered ceiling of handsome natural wood
- + Custom built-in china cabinet with drawers
- + Extra high wainscoting

Sunroom

- + Decorative tile floors
- + Wall of windows providing abundant South and East-facing light
- + Coffered ceiling
- + Exposed cut stone wall
- + Freestanding wood burning stove
- + Access to South patio and lawn area

Kitchen

- + Exposed native stone wall
- + Tile countertops
- + Garland 6-burner gas range with double oven, large griddle and custom hood
- + Recessed lighting
- + Crown molding
- + KitchenAid refrigerator
- + Kenmore dishwasher
- + Kenmore trash compactor
- + Dual sided porcelain sink with Insinkerator garbage disposal
- + Kinetico filtered water faucet
- + White cabinetry with roll out storage drawers

Breakfast Room

- + Multi-window bay and transom providing abundant natural light
- + Access to the North deck
- + Crown molding
- + Central pendant light
- + Custom china cabinet with built-in wine racks
- + Walk-in pantry with built-in shelves

Butler's Pantry

- + GE microwave
- + Bar sink
- + Storage cabinets

Powder Room

- + Sconce lighting
- + Decorative wallpaper
- + Cesame porcelain pedestal sink

Laundry Room

- + Overhead cabinets with abundant storage
- + Large sink
- + Front loading, Maytag washing machine
- + Whirlpool dryer
- + Counter space for folding

Main Level Bathroom

- + Single sink vanity with under-mount sink
- + Sconce lighting
- + Stall shower

Main Level Bedroom

- + Built-in desk with bookshelves and drawers
- + Crown molding
- + Wall-to-wall carpeting
- + French doors to access South lawn area

Upstairs Bedroom (East)

- + Wall-to-wall carpeting
- + Vaulted ceiling with fan
- + Extra tall arched window providing morning light
- + Built-in desk space

Mudroom

- + Access to South lawn area

Upstairs Guest Bedrooms #1 (West) and #2 (South)

- + Vintage pendant lighting
- + Picture rail molding
- + Large windows with custom shutters

Upstairs Guest Bathroom

- + Corner sink with Carrera marble counter and backsplash
- + White beadboard paneled walls and ceiling
- + Freestanding clawfoot tub with shower head and faucet
- + Sconce lighting
- + Built-in medicine cabinet

Primary Suite

- + Spacious bedroom with sitting area
- + Private balcony with garden, pool and vineyard views
- + Wall-to-wall carpeting
- + Multiple windows with custom shutters, providing East and South facing light
- + High ceiling with crown molding
- + Over-sized walk-in closet
- + En-suite shower room
 - o Bead board ceiling
 - o Walk-in shower with Mr. Steam feature and stone tile surround
 - o Porcelain pedestal sink
 - o Linen closet
 - o Water closet
- + En-suite tub room
 - o Vaulted ceiling
 - o Sunken Jacuzzi tub with stone tile surround
 - o Long make up vanity with sink and mounted makeup mirror

OUTDOOR LIVING

- + Exquisitely curated gardens, expansive lawns and stately mature trees
- + Established fruit trees including apple, fig, lemon and peach
- + Broad dining patio with stone pavers
- + Heated in-ground salt water swimming pool with separate in-ground spa, both with automatic covers
- + Tennis court with adjacent tree covered allee for outdoor dining and entertaining
- + Large vegetable garden
- + Flagstone walkways
- + Abundant parking for guests and events

VINEYARD

- + 5.24 +/- acres planted to clone 1 Sauvignon Blanc
- + 101-14 and 039-16 Rootstock, originally planted in 1999
- + Grafted to Sauvignon Blanc in 2009
- + Blocks
 - o Northeast : 0.4 +/- acres
 - o Northwest : 0.4 +/- acres
 - o Southeast : 3 +/- acres
 - o Southwest : 1.44 +/- acres
- + Spacing : 11' x 6' in south blocks, 8' x 6' in north blocks
- + Farmed by David Pirio Vineyard Management
- + Has been leased to CADE Winery : lease expired in 2021 but can be extended
- + Production History
 - o 2017 : 24.95 tons
 - o 2018 : 19.14 tons
 - o 2019 : 32.87 tons
 - o 2020 : 28.26 tons
 - o 2021 : 17.45 tons

INFRASTRUCTURE

- + Water: Two private wells
 - o Irrigation well: 46.1 gpm, tested in April, 2022
 - o Residential and landscape well: 25 gpm, tested in April, 2022
 - o Kinetico reverse osmosis system, TL Series, UltraViolet treatment system, and water softening system for residential well
- + Sewer: Standard septic
- + HVAC: Forced air heat and AC
- + Gas: Natural gas
- + Electric: PG&E
- + Security: Security system features smoke and heat detection
- + Generator: Generac- 22kw fully automatic management system

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