

METEOR VINEYARD ESTATE

OFFERING MEMORANDUM



CYD GREER

MOVE SHARTLY

Napa Valley



2181 NORTH 3RD AVENUE, NAPA

OFFERED AT \$35,000,000

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METEOR VINEYARD ESTATE

PROPERTY SUMMARY



Created within the original 1800s settlement of Napa's founder, Nathan Coombs, the Meteor Vineyard Estate represents a prestigious offering with characteristics that are highly sought-after but rarely available in Napa Valley: a residence of architectural scale, substance, and significance along with an esteemed and highly profitable ultra-premium vineyard that has been called the Grand Cru of the Coombsville region.

A gated and consummately serene estate, this one-of-a-kind 34 +/- acre oasis is anchored by a 13,250 +/- square-foot postmodern residential compound—an impressive landmark comprising three structures: a four-bedroom primary residence, a three-bedroom second dwelling, and a separate studio. The enveloping 22.58 +/- acres of Cabernet Sauvignon and Petit Verdot grape vines serve as the select source of numerous single-vineyard designate wines and of the estate's own distinguished Meteor brand. Standing stalwart amid the vines at the property's highest point is its namesake tree, an iconic valley oak, and embracing the property are the bucolic hills for which wine country is known. This is truly a once-in-a-lifetime opportunity for a connoisseur of architecture, winemaking, and the geography and flora of Napa Valley.

METEOR VINEYARD ESTATE

PROPERTY OVERVIEW



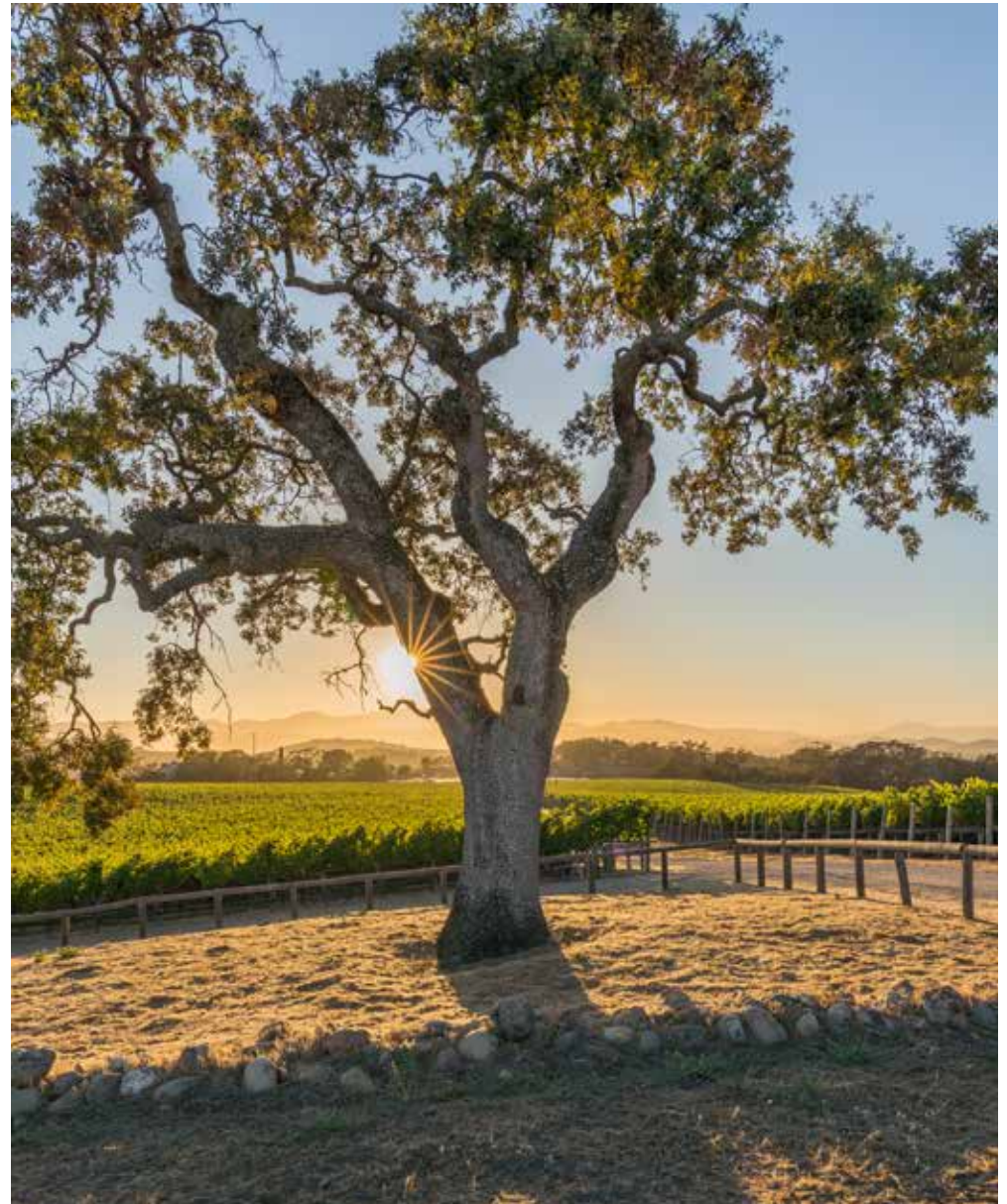
- + 34.24 +/- acre parcel with spectacular views, absolute privacy, tranquility, and proximity to downtown Napa
- + Ag Watershed zoning
- + Dramatic vineyard and mountain views
- + Ultra-premium income producing 22.58 +/- acre Cabernet Sauvignon and Petit Verdot vineyard
- + Architecturally significant post-modern residential compound completed in 2004
- + 7 bedrooms, 8 full baths, 3 half baths, 13,250 +/- sq ft total living space
 - Main residence: 11,600 +/- sq ft. 4 bedroom suites, 2 half baths, pool bath
 - Vineyard House second dwelling: 1270 +/- sq ft. 3 bedrooms, 2.5 baths
 - Studio with full bath: 380 +/- sq ft
- + Design/build team
 - Architect: Cutler Anderson Architects
 - Kitchen/pantry/mudroom/powder design: Fu-Tung Cheng
 - Builder: Tanglefoot Construction
 - Landscape: Lutsko Associates
- + Exterior finishes
 - 30" thick multi-layered rammed earth walls and columns fabricated from
 - Cedar shingles
 - Butterfly metal clad roofs
 - Custom Douglas fir window and door systems
- + Beautiful natural landscape with inviting outdoor entertaining venues
- + Secure entry gate

METEOR VINEYARD ESTATE

VINEYARD SUMMARY

VINEYARD OVERVIEW

- + Total acreage: 22.58 +/- acres
 - Cabernet Sauvignon: 22.26 +/- acres, planted in 1999, 5' x 7' spacing
 - Petit Verdot, 0.32 +/- acres, planted in 2005, 4' x 4' spacing
- + Coombsville AVA
- + Farmed by Michael Wolf Vineyard Services
- + Harvest Data
 - 2015: CS 35.93 tons, PV 1.14 tons
 - 2016: CS 67.18 tons, PV 1.86 tons
 - 2017: CS 75.03 tons, PV 1.61 tons
 - 2018: CS 82.10 tons, PV 2.06 tons
 - 2019: CS 72.17 tons, PV 1.64 tons
 - 2020: CS 66.59 tons
 - 2021: CS 63.31 tons, PV 1.89 tons
- + Contracts with 8 high-end brands, mostly 2 and 3 year evergreens, but two 1-year contracts
- + Several vineyard designates
- + Meteor brand: not included in the sale, but available for purchase
 - Dawnine Dyer, wine maker
 - Special Family Reserve, \$325/bottle, 2018 vintage rated at 97 pts
 - Perseid, \$160/bottle, 2018 vintage rated at 97 pts



METEOR VINEYARD ESTATE

VINEYARD DATA

BLOCK	VARIETAL	CLONE	ROOTSTOCK	YEAR PLANTED	TRELLIS TYPE	ROWS	VINE SPACING	VPA	VINE COUNT	ACRES	BLOCK TOTALS
1 Upper	Cab Sauv	04	110R	1999	VSP	1-112	5x7	1245	9122	7.33	
1 Lower	Cab Sauv	07	St. George	1999	VSP	113-196	5x7	1245	4635	3.72	11.05
2 Upper	Cab Sauv	337	3309C	1999	VSP	1-70	5x7	1245	5019	4.03	
2 Lower	Cab Sauv	07	St. George	1999	VSP	71-161	5x7	1245	5110	4.10	8.13
3	Cab Sauv	337	3309C	1999	VSP	1-65	5x7	1245	3827	3.07	3.07
3A West	Petit Verdot	400 Entav	101-14	2005	VSP	1-17	4x7	1556	429	0.28	
3A East	Petit Verdot	400 Entav	101-14	2005	VSP	1-16	4x4	2722	118	0.04	0.32

BLOCKS	2018 TONS	TONS/ ACRE	2019 TONS	TONS/ ACRES	2020 TONS	TONS/ ACRE	2021 TONS	TONS/ ACRE	2022 TONS	TONS/ ACRE
1 Upper	28.51	3.89	25.19	3.44	22.52	3.07	25.11	3.43	21.48	2.93
1 Lower	13.90	3.74	10.23	2.75	11.46	3.08	11.12	2.99	10.30	2.77
2 Upper	14.44	3.58	13.34	3.31	11.87	2.95	9.46	2.35	13.94	3.46
2 Lower	12.90	3.15	13.03	3.18	11.20	2.73	8.80	2.15	10.74	2.62
3	12.36	3.96	10.39	3.33	9.54	3.06	8.83	2.83	9.89	3.17
3A West	1.36	4.85	1.40	5.00			1.57	5.62	0.17	0.59
3A East	0.70	17.49	0.24	5.99			0.31	7.87	0.20	4.97
Total Production	84.16	3.73	73.81	3.27	66.59	2.95	65.20	2.89	66.72	2.95

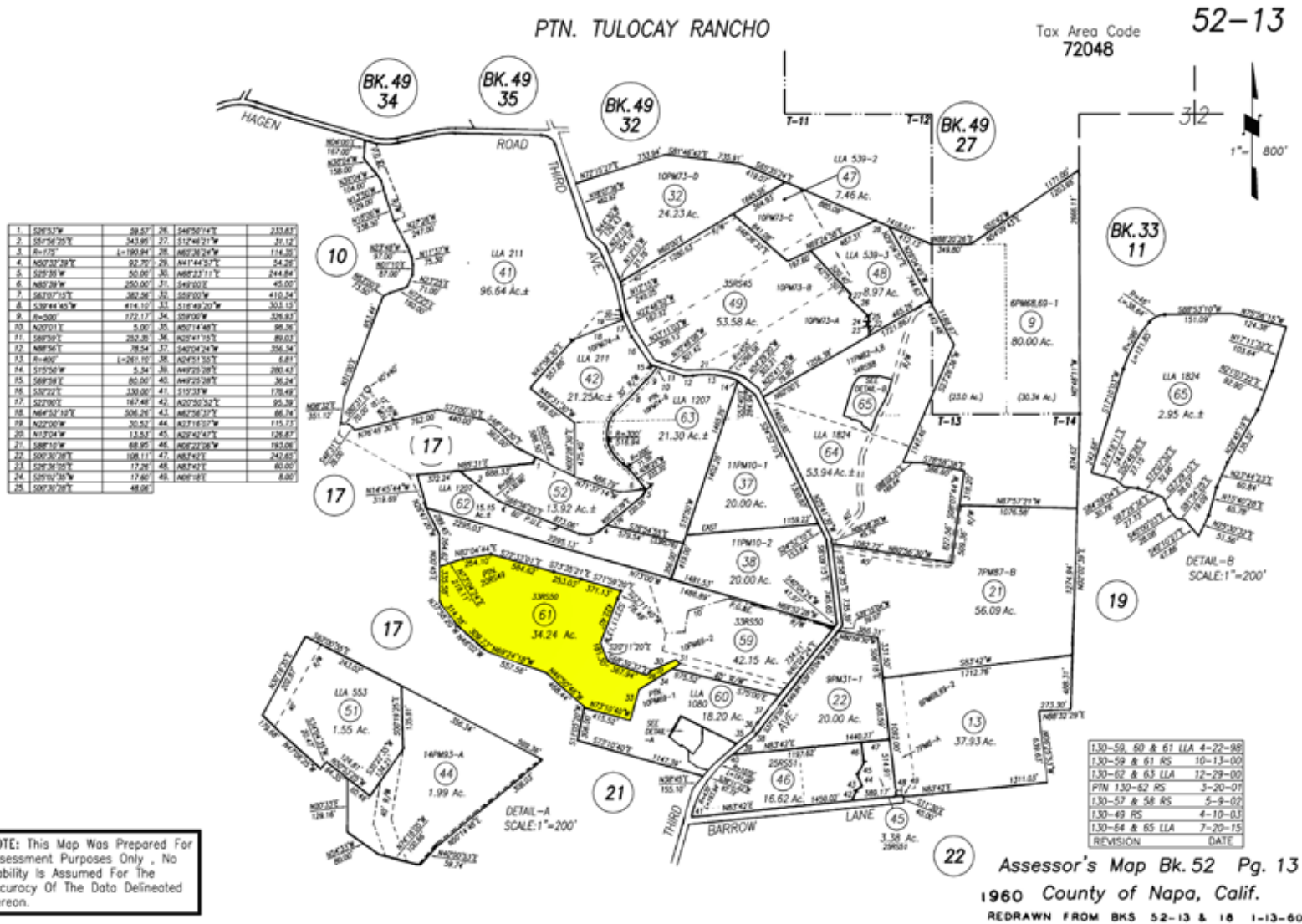
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VINEYARD BLOCK MAP



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PLAT MAP



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AERIAL MAP



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EXCLUSIVE REPRESENTATION



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707.322.6825 | WWW.CYDGREER.COM

CGREER@CBNAPAVALLEY.COM | DRE# 01390876



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