



PROPERTY NOTES

PRIME VINEYARD NAPA VALLEY

1095 Hardman Avenue, Napa

www.PrimeVineyardNapaValley.com

OVERVIEW

- + First time on market in over 40 years
- + 20.22 +/- acre parcel
- + Panoramic vineyard and mountain views
- + 19.03 +/- Cabernet Sauvignon vineyard
- + Custom built contemporary residence, constructed in 1985
- + 4 BR/5.5 BA, 4,745 +/- Sq Ft
- + Inviting in-ground pool
- + Expansive outdoor patio and terrace
- + 2 Private wells
- + Easy access to downtown Napa shopping and restaurants

RESIDENCE

- + Inviting double door entry with water feature
- + Split level configuration with additional basement living
- + Open floor plan with great indoor/outdoor flow
- + Cathedral ceilings in public rooms
- + Abundant doors and windows providing natural light & views
- + Recessed lighting in most rooms
- + Wall-to-wall carpet and tile flooring
- + Formal living room with wood burning fireplace and wet bar
- + Formal dining room with built-in cabinetry for linens and dishware
- + Kitchen with attached family room and casual dining
 - o Five burner electric cook top
 - o Stainless steel double wall oven
 - o Stainless steel side-by-side refrigerator
 - o Double porcelain sink with disposal

- Dishwasher
 - Bar seating for four
 - Dumbwaiter with access to basement level
 - Access to entertaining patio and pool
- + Two solariums with walls of windows offering unobstructed views
- + Primary suite
 - Wood burning fireplace
 - Spacious sitting area
 - Access to outdoor terrace
 - Walk-in closet
 - Bath with double vanity and walk-in shower with marble counter and surround
 - Walk-in tub
 - Separate water closet
- + Guest Bedroom with fountain view and en-suite bath
- + Two additional guest bedrooms with shared hallway bath
- + Office with built-in desks
- + Laundry room
- + Additional full bath with shower near kitchen and laundry room
- + Lower level den with attached half bath
- + Temperature controlled wine cellar
- + Lower level bonus room
- + 3-car garage with extra space for storage

OUTDOOR LIVING

- + Expansive outdoor dining and lounging patio and upper view deck with vineyard views
- + Inviting in-ground pool
- + Pool bath with shower, toilet and sink
- + View terrace with access off of the living room, entry, and 3 bedrooms
- + Lovely water feature with waterfall and fountain
- + Grassy front yard for overflow entertaining

VINEYARD

- + 19.03 +/- acres Cabernet Sauvignon planted in 1995 through 1998
- + Spacing: 8 x 6
- + Leased to Piña Vineyard Management through 2026
- + Attractive income terms to property owner
- + Grapes currently being sold to Piña Cellars, Constellation/Prisoner, and Artessa
- + Single vineyard designate made by Piña Cellars

INFRASTRUCTURE

- + Water supply
 - o Well #1: 41 gpm flow tested in October, 2023
 - o Well #2: 4.4 gpm flow tested in October, 2023
 - o Particulate filter and water softening for domestic water supply
- + Gas: propane, single tank
- + Electric: PG&E plus back-up generator
- + Wastewater: standard septic
- + HVAC: central forced air heating and air conditioning, two zone
- + Water heater: standard tank
- + Internet: wireless internet through AT&T
- + TV: DirecTV available
- + Phone: AT&T
- + Security system: All Star Alarm

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DRE# 01390876

707-322-6825 Cell

cgreer@cnapavalley.com

www.cydgreer.com