



PROPERTY NOTES

METEOR VINEYARD ESTATE

2181 North 3rd Avenue, Napa

www.MeteorVineyardEstate.com

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
 - o Main residence: 11,600 +/- sq ft. 4 bedroom suites, 2 half baths, pool bath
 - o Vineyard House second dwelling: 1270 +/- sq ft. 3 bedrooms, 2.5 baths
 - o Studio with full bath: 380 +/- sq ft
- + Design/build team
 - o Architect: Cutler Anderson Architects
 - o Kitchen/pantry/mudroom/powder design: Fu-Tung Cheng
 - o Builder: Tanglefoot Construction
 - o Landscape: Lutsko Associates
- + Exterior finishes
 - o 30" thick multi-layered rammed earth walls and columns fabricated from indigenous soil
 - o Cedar shingles
 - o Butterfly metal clad roofs
 - o Custom Douglas fir window and door systems
- + Beautiful natural landscape with inviting outdoor entertaining venues
- + Secure entry gate

MAIN RESIDENCE

Features Throughout

- + Massive Douglas fir exposed framing and beams
- + Rammed earth feature walls
- + Large scale ceiling height and windows, creating light-filled interiors with dramatic views
- + Programmable directional lighting
- + Custom fabricated stainless steel and wood door hardware
- + Exquisitely crafted wood flooring, paneling and cabinetry
 - o Main living areas: European steamed beech
 - o Kitchen cabinets and paneling: Edge grain carbonized bamboo
 - o Lower level theatre and powder paneling: cherry wood
- + Honed bluestone tile floors on lower level
- + Baths: Ann Sacks glass tile and Dornbracht plumbing fixtures
- + Four gas fireplaces
- + Two safe rooms
- + Motorized shades in most rooms

Interior Spaces

- + East wing
 - o Dramatic two story-high entrance opens to formal dining room
 - o Seamless open transition from dining to living room with two-way gas fireplace
 - o Oversized office with huge island and media storage, built-in cabinetry and expansive work counters
 - o Dining, living and office rooms all have French door access to outdoor terrace
- + Family living hub
 - o Chef's kitchen designed by Fu-Tung Cheng
 - o Custom designed concrete island with two integral trough sinks
 - o 5-burner Gaggenau gas cooktop, grill and deep fat fryer
 - o Custom stainless steel hood with integral pot rack
 - o Twin Gaggenau EB333 ovens
 - o Miele dishwasher
 - o Two Subzero refrigerators with 2 freezer drawers
 - o Black Wolf microwave
 - o Kitchen Aid trash compactor
 - o Kitchen Aid ice maker
 - o Built-in Miele coffee maker
 - o U-line under counter bar fridge
 - o Dumbwaiter with access to lower level
 - o Butler's pantry
 - o Miele dishwasher
 - o Subzero 40+ bottle wine fridge
 - o 2-Subzero freezer drawers
 - o Breakfast nook with banquette
 - o Additional kitchen dining area
 - o Play nook with built-ins

- Spacious family room open to kitchen with gas fireplace and custom built-ins
- Main level powder room with custom poured glass counter
- + Upper level living quarters
 - Multiple skylights and loft-style areas providing views to lower level
 - Library and children's library, both with abundant built-in bookshelves and vineyard views
 - Primary suite with sitting room, office, safe room, two view balconies and luxe bathroom with tub and shower
 - Two en-suite guest bedrooms with built-in desks, tub showers, and view balconies
 - Playroom/media room with space for overflow sleeping, wall-to-wall workspace and access to view balconies
- + Lower level
 - Wine cellar with 1250+ bottle rack capacity and room for boxed wine
 - Tasting room with 192 bottle racking and 4 U-line 30-bottle capacity wine refrigerators, dishwasher, ice maker, and gas burning fireplace
 - Acoustically designed theatre with seating for 9, dry bar with mini fridge, and bar seating
 - Laundry room with 2 Whirlpool washers and dryers, and laundry chute
 - 1,937 +/- sq ft garage, parking for up to 5 cars, storage space, 220 volt wiring
- + West wing
 - Accessed via an impressive interior gallery hall from the family room
 - Spacious gym/yoga studio with lovely oak grove and meadow views, small fridge and bar sink
 - Guest/au pair apartment
 - Beautifully crafted maple flooring, paneling and cabinetry
 - Spacious bi-level living space
 - Bedroom and full bath with shower
 - Study with Murphy bed and built-in desk
 - Sitting area with sliding door access to a private bluestone patio
 - Kitchenette with 4-burner electric cooktop, dishwasher, mini fridge, & microwave
 - Stacked washer and dryer
 - Nearby mechanical area with additional safe room

VINEYARD HOUSE SECOND DWELLING

- + Accessed via raised "boardwalk" from main residence
- + Rammed earth walls with Douglas fir exposed framing
- + Great room with open kitchen/living area, large scale windows, and spectacular vineyard views
 - 4- burner gas range
 - Fisher & Paykel dishwasher
 - Subzero refrigerator and freezer drawers
 - Stacked washer/dryer
- + Powder room
- + Three guest bedrooms with separate outdoor access and vineyard/oak grove views
 - En suite guest bedroom
 - Two additional guest bedrooms with individual sinks and shared bath

STUDIO

- + Accessed via trellised bluestone walkway from main residence
- + Atrium entrance with collecting rainwater pool
- + Large scale ceiling height and windows, creating light-filled interior with oak grove and meadow views
- + Exposed rammed earth interior walls and bluestone floors
- + Full bathroom with shower
- + French doors with access to private bluestone patio

OUTDOOR LIVING

- + 18' x 40' Heated swimming pool and integral spa
- + Pool bath, sauna and changing room
- + Vineyard House view deck and heated plunge pool / spa
- + Expansive outdoor entertaining bluestone terraces and patios
- + Built-in wood burning pizza oven
- + Natural drought tolerant landscape anchored by a lovely oak grove and meadow, including a spectacular 500-year-old oak tree
- + Extensive outdoor landscape lighting
- + Farm-to-table vegetable garden and fruit orchard
- + Koi pond at main house entry

VINEYARD

- + Total acreage: 22.58 +/- acres
 - o Cabernet Sauvignon: 22.26 +/- acres, planted in 1999, 5' x 7' spacing
 - o Petit Verdot, 0.32 +/- acres, planted in 2005, 4' x 4' spacing
 - o See attached vineyard block map
- + Coombsville AVA
- + Farmed by Michael Wolf Vineyard Services
- + Harvest Data
 - o 2015: CS 35.93 tons, PV 1.14 tons
 - o 2016: CS 67.18 tons, PV 1.86 tons
 - o 2017: CS 75.03 tons, PV 1.61 tons
 - o 2018: CS 82.10 tons, PV 2.06 tons
 - o 2019: CS 72.17 tons, PV 1.64 tons
 - o 2020: CS 66.59 tons
 - o 2021: CS 63.31 tons, PV 1.89 tons
 - o 2022: CS 63.08 tons, PV 1.88 tons
 - o 2023: CS 77.66 tons, PV 2.01 tons
- + Contracts with 8 high-end brands, a mix of 2 and 3 year evergreen and 1-year contracts
- + Several vineyard designates
- + Meteor brand: not included in the sale, but available for purchase

- o Dawnine Dyer, wine maker
- o Special Family Reserve, \$325/bottle, 2018 vintage rated at 97 pts
- o Perseid, \$160/bottle, 2018 vintage rated a 97 pts

INFRASTRUCTURE

- + HVAC:
 - o Main House: Forced air gas heating and AC and hydronic heated floors in studio, pool bath, baths, and nooks
 - o Vineyard House:: Mitsubishi City Multi heating and cooling system with 4 air handlers and 4 thermostats. 4 Zone Hydronic radiant heated floors
- + Water:
 - o Private well for domestic use: drilled in 1998, 500' deep, 20 gpm at drilling
 - o Private well for irrigation use: drilled in 1998, 500' deep, 150 gpm at drilling
 - o Reverse osmosis and UV filtration of domestic water
 - o 10,000 gallon underground storage tank for RO filtered water
 - o Hook-up ready for Napa recycled water
- + Tesla charger in auto court
- + Septic:
 - o Main House: standard system with three tanks
 - o Second dwelling: Wisconsin mound engineered system inspected twice a year for Napa County
- + Gas: PG&E, natural gas
- + Electric: PG&E 120/208v, 3-phase
- + Solar field: PV solar
- + Generator: Kohler 255 kW diesel, runs entire home
- + Water heaters:
 - o Main House: Gas, 2 Lochinvar boilers
 - o Second dwelling: Gas, Munchkin boiler
- + Smart home system
 - o Main House: Crestron for lighting, shades, pool; WebCtrl for HVAC
 - o Second dwelling: Smart home Lutron lighting and Mitsubishi HVAC via smart phone
- + Internet: AT&T designated fiber line
- + Phone: AT&T landline
- + TV: DirecTV
- + Surveillance: 8 cameras with on-site monitoring

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