



**COLDWELL BANKER**  
BROKERS OF THE VALLEY

## PROPERTY NOTES

# PANORAMIC NAPA VALLEY

177 Ridge Drive

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

## OVERVIEW

- + APN: 039-640-010-000
- + 67 +/- acre parcel
- + Approved erosion control plan for future vineyard
- + Breathtaking views and sweeping vistas across the Napa Valley from St. Helena to San Francisco
- + Total privacy
- + Cabana/media room: 1029 +/- sq ft
- + Cabana bar
- + In ground pool and spa
- + Building pad with utilities at the site
- + Prior house was 4BR/4FB/2HB, 5705 +/- sq ft according to architectural drawings
- + Prior garage was 880 +/- sq ft according to assessor's records
- + House and garage were lost in the 2017 fire

## FUTURE VINEYARD

- + Erosion Control Permit for 8.9 +/- net vine acres/10.4 +/- gross vine acres
- + Approved January 8, 2018
- + Soils: Rock outcrop Hambright complex
- + Adjacent to Stags Leap AVA
- + Additional plantable acreage

## POOL CABANA

- + Floor-to-ceiling windows with custom velvet blackout drapes
- + Black slate floors
- + Built-in retractable 100" Stewart screen
- + 6' custom fireplace with stone mantle and slate surround
- + Murphy bed converts space to guest house
- + Hand-crafted built-in floor to ceiling cabinetry and shelving
- + Full bath with Kohler fixtures and imported Italian tile
- + Halogen lighting with rheostat controls
- + Tile roof
- + Integral color stucco exterior

## CABANA BAR

- + Hand-crafted maple bar with empress jade marble top, brass foot railing, brass sink, cutting board, disposal, instant hot water dispenser and KitchenAid dishwasher
- + Hand-crafted maple back bar and cabinets with wood-paneled U-line wine cooler, refrigerator, freezer and ice maker
- + Custom four-panel sliding doors
- + Black slate floor
- + Halogen lighting with rheostat controls

## POOL AND SPA

- + 60' x 16' black bottom pool
- + Recessed pool cover (New in 2018)
- + 5' in-ground spa with halogen lighting and rheostat controls
- + Over-sized heater for pool and spa
- + Custom Ozone pool and spa filtration system (New as of January 2021)

## INFRASTRUCTURE

- + Two security gates (one private, one community) on 1.2 miles of private road
- + Engineered septic system New controls installed in 2018.
- + 498' deep well with 200+/- GPM flow rate (when drilled). New controls installed in 2018
- + 390' deep back-up well with 12+/- GPM flow rate when last measured. New controls installed in 2018.
- + New water storage tank
- + Pre-existing 12,500 gal. concrete water storage tank
- + Private, gated road to wells
- + On-site fire hydrant

- + Electric: PG&E
- + Internet: Vista Broadband tower on property. Free high-speed internet service.

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