

Historic Napa Valley Estate

1777 Inglewood Avenue ♦ Features and Amenities

The Land

10.69 +/- total acres
APN# 027-120-055-000
Premium valley floor location west of Hwy 29
All flat and useable land
Exclusive neighborhood of high-end estates
Captivating vineyard and mountain views

The Vineyard

7.2 +/- acres planted to Merlot varietal
Farmed by Doug Hill
Fruit sold to Duckhorn Wine Company
2015 Production: 21.19 Tons

Style and Materials

Historic pre-Prohibition stone winery circa 1886
Transformation to a residential compound
Country manor style
Master craftsmanship and high-end materials
Exterior stucco or stone
Shake roofs

Outdoor Living

Expansive trellis-covered patios
Outdoor kitchen and barbecue area
Olive grove producing an estate olive oil
Splendid landscape designed by Walter Guthrie
Formal rose and vegetable gardens
Beautiful architectural fountains
Native stone walls
Extensive outdoor lighting
Heated pool and spa
Lighted tennis court and pavilion

The Structures

3,500 +/- sq ft main residence, 1989

- Beautiful stone interior walls
- 3BR/3FB/1HB
- Formal living and dining
- Second floor master suite with balcony
- Chef's kitchen
- 2 Wood burning and 1 gas fireplace

1,200 +/- sq ft guest house, 1989

- 2 bedroom suites
- Each suite with a kitchenette
- Separate outdoor access to each suite

1,200 +/- sq ft pool house, 1989

- Spacious game room with bar
- Full bath
- Laundry room

1,200 +/- sq ft caretaker's cottage, 1999

- 1 bedroom suite
- Living room, kitchen and office

3 Car detached carriage style garage

- Exterior half bath
- Storage and prep rooms

Infrastructure

Gated entry with elegant tree-lined driveway
Circular gravel auto-court
Water: private wells
Water storage: 40,000 gallon capacity
Gas: Natural gas, PG&E
Electric: PG&E
Internet: Kelton Consulting
TV: DirecTV
Security system