



101 Rutherford Hill Road Property Notes

Background

- Property purchased in 1980
- Home built in 1987
- Currently owned by the three children of the original owners

General

- 21 +/- acres
- 1368 +/- sq ft home
- 2 Bedrooms
- 2 Full Baths
- Possible room to expand or rebuild
- Pool
- Outdoor amphitheatre and fire pit
- Extensive outdoor parking
- Large acreage and woodland affords privacy
- Panoramic Napa Valley views
- Recipient of a Western Home Award

Home Features

- 2 BR/2 BA
- Great room
 - Large scale view window
 - Reading nook
 - Galley kitchen
 - Wood and concrete floors
 - Rumsford fireplace
- Upstairs balcony off the second bedroom
- Large third floor loft
- Laundry/utility room
- Custom built windows
- Cinderblock and vertical wood siding
- Standing seam metal roof

Outdoor Entertaining and Landscape

- Canted lap pool
- Integral color concrete terrace
- Picnic area
- Amphitheatre and fire pit
- Lavender grove
- Extensive woodlands

Infrastructure

- Septic
- Water: Rutherford Hill Mutual Water Company
 - Serves Auberge du Soleil and approx 5 other parcels
 - Flat fee for water: \$4.60/1000 gal (buyer should verify)
 - No CC&R's or building restrictions by the water company
 - Contact: Kevin Krueger 967-3123
- 2500 gallon water tank
- Electric: PG&E
- Central Heating
- Water Heater: Electric
- Road: Private road exclusively on the property

Neighbors

- Lot 31 Gerson Bakar
- Lot 14 and 4: George and Carol Biel
- Lot 30: Round Hill Cellars
- Lot 29: Walter and Sue Fogarty
- Lot 37: Auberge du Soleil
- Lot 5: Robert and Gretchen Lief

Land Use

- Parcel located within Napa County
- Zoning: Ag Watershed

Awards and Publications

- Western Home Awards, Citation, Napa Valley House, AIA / Sunset Magazine, 1991
- Record Houses, Architectural Record, 1990
- Small Houses For The Next Century, 1994
- Arco Colour Interior Design, 1996
- California Country, 1991
- SF Magazine, 7/90
- Architectural Houses

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