



1115 Lodi Lane  
Property Notes  
[www.LodiLaneNapaValley.com](http://www.LodiLaneNapaValley.com)

#### Background

- Home was built in 1991
- Sellers purchased the home in 1997
- Extensive remodel and re-landscaping completed in 1998

#### General

- Lot size: 5.38 +/- acres
- Main residence size: 7,094 +/- sq ft
- Guest house size: 950 +/- sq ft
- Cabernet sauvignon vineyard: 2.75 +/- acres
- 3 Car garage
- Wine cellar
- Exquisite gardens
- Boules court
- In ground pool
- Outdoor barbecue
- Views of vineyards and the western hills
- Private, rural setting

#### Exterior

- Integral plaster finish with concrete detail
- Slate roof
- Double pane French style windows
- Working shutters and screens on most windows
- Extra thick wall depth, approximately 1 foot
- Extensive outdoor patios and outdoor lighting

#### Main Residence Overview

- Two stories
- 5 bedrooms
- 4.5 Baths
- Great room: living and dining
- Chef's kitchen
- Butler's pantry

- Family room
- Office
- Bonus room
- Laundry room
- Integral plaster walls
- High ceilings on main (9'10") and second (8'10") floors
- Honed and custom distressed limestone floors throughout 1<sup>st</sup> floor public rooms
- Custom trompe l'oeil finishes by Michael Dute
- Recessed lighting throughout
- French style pane windows with cremone bolts and antique finish
- Solid alder doors with alder trim
- Custom wrought iron window and door hardware
- Custom mirrors and custom iron sconces in bathrooms
- Porcher toilets

#### Entry, Stairs and Hall

- Large scale entry hall and 10' arched alder door
- Magnificent sculpted metal chandelier
- Coat closet with Dutch door
- Stained concrete banister with integral color
- Custom made iron railing
- Alabaster hall lights
- Spacious storage closet under stairs

#### Great Room

- Grand room with areas for sitting and dining
- Massive wood beams, sand blasted and hand painted
- Rumford wood burning fireplace with floor-to-ceiling limestone surround hand-carved by French craftsman
- Wall of beveled glass French doors leading to the pool, patio and gardens
- Hand painted wood sconces

#### Main Kitchen

- French limestone tile floor
- Jerusalem gold limestone counters
- Viking commercial refrigerator
- Miele dishwasher
- Wolfe commercial range with 6 burners, griddle, double oven and salamander broiler
- Pot filler
- Viking electric oven
- Built in microwave
- Stainless steel under-mount sink with InstaHot and Hansgrohe fixtures
- TV hook-up
- Island with antique table counter top and prep sink with disposal and Hansgrohe fixtures

- Alder cabinets with custom storage design, such as knife, spice, garbage, lid and pot drawers

#### Butler's Pantry

- Double door entry
- Pass through to the main kitchen
- Miele dishwasher
- French limestone tile floor and back splash
- Jerusalem gold limestone counters
- Custom cabinets with pull-out cabinet shelving and under-cabinet lighting
- Stainless steel under-mount sink

#### Family Room

- French limestone tile floor
- Rumford wood burning fireplace with carved limestone mantle and surround
- Alabaster lights
- Two sets of double doors open to the great room
- Built-in media center
- French doors with beveled glass lead to patio and pool

#### Bonus Room

- Double door entry
- Custom faux painted ceiling
- Sconces with sculpted metal detail
- Crown molding
- Up lighting
- Sea grass carpet

#### Office

- Gas fireplace with limestone mantle and surround
- Built-in bookshelves
- Garden views
- Wool sisal carpet

#### First Floor Guest Suite

- Arched ceiling entry
- Wool sisal carpet
- Chandelier with painted wood and gilding
- Walk-in closet
- Beautiful garden and vineyard views
- French doors with beveled glass and side panels leading to the patio, garden and pool
- Ensuite bath
  - Limestone tile floor
  - Spacious steam shower with limestone tile, built-in bench and shelving
  - Double vanity with under-mount sinks
  - Water closet

### Laundry Room

- Limestone floor
- Utility sink
- Counter and storage space
- Gas and electric hook-up
- Maytag Neptune front loading washer and dryer included in sale

### Half Bath

- Located on first floor
- Hand carved limestone sink with bronzed custom spigot
- Antique sconces

### Master Bedroom

- Located on upper floor
- Double door entry
- His (cedar lined) and her closets with custom built-ins
- Tranquil paint palette with trompe l'oeil detail
- Idyllic views of pool, fountain and vineyards

### Master Bath

- Spacious glass-enclosed steam shower with three shower heads
- Deep jetted Jacuzzi tub
- Perrin and Rowe fixtures with gold finish
- Honed Egyptian sandstone floor and walls
- Honed sable limestone ceiling in shower
- Two vanities with honed sable limestone counter, under-mount sinks and pull-out cabinet drawers
- Water closet
- View window
- Mini frig
- Display shelving and bar area

### Anteroom

- Sitting area with entrance to all upstairs bedrooms
- Charming hand painted Italian garden scene
- Linen closet with custom French-style custom door
- Laundry chute

### Upstairs Guest Bedroom Suite

- Wall-to-wall low pile wool carpet
- Triple door closet with plantation shutters
- Garden views
- En suite bath
  - Oversized tub with faux painted panel
  - Stall shower with custom stained concrete tile with alabaster trim, seamless glass shower door and built-in shelving
  - Double vanity

#### Upstairs Guest Bedrooms (2)

- Wall-to-wall low pile wool carpet
- Spacious closets
- Views

#### Upstairs Guest Bath

- Custom stained concrete tiles with green accents
- Double vanity with faux painted cabinet and laundry drawer
- Tub/shower combination with shower head and wand
- Linen closet with plantation shutter door

#### Wine Cellar

- Double door entrance with direct access for delivery trucks
- Commercial grade cooling
- Approximately 400 sq ft
- Extensive built-ins for wine storage

#### Garage and Parking

- Three car covered parking
- Expansive motor court for guest parking

#### Pool and Patio

- In-ground pool
- Approximately 11'9" x 50'
- Propane heater
- Wrought iron fencing
- Flagstone surround and patio
- Limestone fountain at entrance to pool

#### Kitchen Terrace

- Integral plaster with faux painting
- Antique iron lantern
- Balustrade wall
- Flagstone floor

#### Outdoor Barbecue Area

- Antique gate entry
- Trellis with decorative columns
- Brick patio
- Stone walls
- French paver limestone counter and back splash
- Barbecue with gas starter
- Stone pit for wood storage
- Custom slab stone table: approx 4' x 12'

### Guest House Overview

- 2BR/1BA
- Integral plaster interior and exterior
- English limestone paver interior floors
- Wood-burning fireplace with carved limestone surround
- Alder doors
- Kitchenette with limestone counters, stainless steel sink and beverage refrigerator
- Low pile wall-to-wall wool carpets in bedrooms
- Bathroom: Limestone tile steam shower, Perrin and Rowe satin nickel hardware, double vanity with limestone slab counter and under-mount sinks
- Walled courtyard with limestone fountain and views

### Boules Court

- Regulation size
- Oyster shell surface
- Lighted

### Vineyard

- 2.75 +/- acres total
- Premium Cabernet Sauvignon
- Currently managed by Vineyard 29
- Average annual production: 7-8 tons
- Wine inventory (labeled and unlabeled) available
- Block #1: 1 acre, clone 7, 110R rootstock, planted in 1990, 6 x 10 spacing, quadrilateral trellis
- Block #2: 1.25 acres, clone 337, 240A rootstock, planted in 1998, 4 x 6 spacing, vertical trellis
- Block #3: 0.5 acres, clone 4, 101-14 rootstock, planted in 1998, 4 x 6 spacing, vertical trellis

### Landscape

- Italian and French style garden design
- Drip and overhead irrigation with 70-80 valves and automatic controllers
- Expansive Bermuda and rye grass lawns
- Raised vegetable garden
- Garden shed
- Sycamore-lined driveway
- Walnut trees
- Boxwood
- Olives
- Rose gardens
- Spanish lavender garden
- Sculpted pittosporum
- Cypress
- Wisteria
- Azalea

- Ivy
- Creeping fig
- Citrus
- Jasmine
- Hydrangea
- Espaliered fruit: apple, peach, pomegranate, nectarine
- Potted blood orange
- Potted Meyer lemon
- White nectarine
- Fig, brown and white
- Pear
- Apple
- Fraise de bois
- Herbs: tarragon, sage, mint, chive, parsley, basil, thyme, oregano, marjoram, rosemary

#### Infrastructure

- Standard septic
- Water: well, no holding tank
- Gas: Propane
- Electric: PG&E
- Heating and Air Conditioning: Two zone with 2 units
- Steam units for master bath: located in walk-in attic area
- Water Heaters (2): propane
- Guest House: dedicated HVAC and water heater
- TV: Comcast
- High-speed internet access
- Audio System: outdoor patio, great room, kitchen, master suite, and 1<sup>st</sup> floor guest suite (separate system for guest suite)
- Safety: burglar alarm

#### Personal Property Included in Sale

- Washer and dryer
- All window treatments, custom made and hand-stitched
- Custom slab stone table and 12 chairs located on the barbeque terrace
- Custom slab stone table located on the kitchen terrace
- Fireplace screen and andirons in the living room
- Large urn in the interior entry area of the main residence
- Faux paintings on wood above door to the master bath and door leading from the master bedroom to the anteroom
- All fountains
- All pots in the barbeque terrace area
- Large pots at the entrance to the main residence
- Benches, wheel barrow and trough in the raised vegetable garden
- Table and chairs at the boules court
- Potted Meyer lemons near the boules court
- Table and chairs in the guest house courtyard

- Antique shelf in the guest house kitchenette
- Urn and stand in the guest house living room

#### Property Not Included in Sale

- Dining room chandelier
- Pot rack in the kitchen
- Tapestry and tapestry holder in the entry hall
- All artwork (including Michael Dute paintings over buffet in dining room, on entry wall beside front door and at end of hall outside office)
- Fireplace screen in the family room
- Mirror to the left of the fireplace in the living room
- Matching faux painted mirrors in the first floor guest suite and the blue upstairs bedroom
- Mirror in the half bath
- Bureau in “his” walk-in closet in the master bedroom
- 8 Chairs on kitchen terrace
- Two stone benches; one located on kitchen terrace, one located on guest house terrace
- Urn located in barbeque terrace area
- Basketball hoop located in driveway
- 2 Small pots at the entrance to the garage
- 16 Small pots at the entrance to the main residence
- Potted blood orange in the guest house courtyard
- Potted blood orange at the north side of the guest house
- Mirror over bath tub in the guest house bathroom



CYD GREER  
BROKER ASSOCIATE  
1289 MAIN STREET, ST. HELENA, CA 94574  
707-967-4641 DIRECT  
707-963-8836 FAX  
CGREER@CBNAPAVALLEY.COM  
WWW.CYDGREER.COM