



1591 Oakville Grade
Property Notes
www.OakvilleFarmhouse.com

Background

- Kirkham family purchased the property in 1955
- Commissioned Tommy Church to develop the landscaping and pool
- Farmhouse built in 1948
- Chalet bunk house built in 1930s
- Heritage vineyard planted in 1930s

General

- Parcel size: 7 +/- acres
- Farmhouse: 1,068 +/- sq ft, 2BR/1BA
- Chalet bunk house, 1BA, sleeps 8-9 people
- Spring house: 1BA, sleeps 2 people
- 2 Car detached garage
- Tractor shed
- Pool
- Barn
- Heritage vineyard: 1.6 +/- net vine acres
- Tommy Church landscape design
- Beautiful vineyard and mountain views

Farmhouse

- Wood lap exterior siding
- Composition roof
- Fir floors in living room, bedrooms and hall
- Kitchen
 - GE 4 burner electric range
 - Vintage tile counter
 - White wood cabinets
 - Laminate flooring
 - Frigidaire refrigerator
 - Stainless steel sink
- Bath
 - Tile floor
 - Porcelain wall-hung sink

- Shower over tub with tile surround
- Laundry Porch
- Porcelain sink with tile counter
 - Broom closet
 - Maytag front loading dryer
 - Whirlpool washer
- Electric hot water heater
- Electric furnace

Chalet Bunk House

- 3 bunk rooms/1 BA
- Fir and concrete floors
- Wood plank walls
- Bath
 - Porcelain wall-hung sink
 - Shower over tub with tile surround
- Electric hot water heater
- No heating system

Spring House

- 1 bunk room/1 BA
- Cinderblock construction
- Concrete floor
- Tongue and groove wood ceiling
- Bath
 - Double concrete sink
 - Uses the farmhouse water heater

Infrastructure

- Water: well
- Septic: standard septic
- Electric: PG&E
- Internet: Verizon
- Television: DIRECTV
- Heating: electric, in main house only
- Water heaters: electric

Vineyard

- 1.6 +/- net vine acres by vine count
- 8' x 8' spacing
- Head pruned
- Planted in 1930s; oldest commercial vineyard in Oakville appellation
- Varietals: French Colombard, old Napa Valley Zinfandel, Carignan, Petite Sirah, Napa Gamay, Alicante, Negrette
- Yield: 3-5 tons

- Bottled by Casa Nuestra Winery, Tinto label
- Matt Kramer article in Wine Spectator: <http://www.casanuestra.com/matt-kramer-writes/>
- Soils: Coombs gravelly loam, Sobrante loam
- Crop Care slope analysis shows 6.2 +/- acres less than 30% slope

Personal Property Included In Sale (must be written into the sale contract)

- Whirlpool washer and Maytag dryer
- Frigidaire refrigerator
- GE electric range

Information contained herein is deemed reliable but is not guaranteed, has not been verified, and is subject to change.

This document shall not serve as part of a purchase contract. All personal property mentioned in this document must be written into the purchase agreement in order to be included in the sale
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