



GLOBAL LUXURY™

177 Ridge Drive

Property Notes

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PROPERTY 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

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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