



CYD GREER

MOVE SMARTLY

*Napa Valley*

## PROPERTY NOTES

# NAPA VALLEY VINEYARD RETREAT

1616 and 1626 Whitehall Lane, St. Helena

[www.NapaValleyVineyardRetreat.com](http://www.NapaValleyVineyardRetreat.com)

## RESIDENTIAL OVERVIEW

- + First time on market in almost 40 years
- + 15.44 +/- acres on 2 legal parcels
- + Contemporary country compound located on the cooler western slope of the valley
- + Private location with dramatic views across the property's 6.44 +/- acre vineyard and beyond to the Vaca Mountains
- + 2.07 +/- acres Cabernet Sauvignon and 4.37 +/- acres Sauvignon Blanc
- + Total interior living space: 6,226 +/- sq ft
- + Custom-built contemporary residence, constructed in 1980's with a subsequent remodel
  - o 3,856 +/- Sq Ft,
  - o Magnificent great room with cathedral ceiling, wood burning fireplace, and floor-to-ceiling built-in cabinetry
  - o Spacious kitchen and family room with high-end appliances: Subzero, Bosch, Thermador
  - o Four en-suite bedrooms, all with shower-over-tub and single vanity baths
  - o Powder room
  - o Seamless indoor/outdoor access and views through tall French doors and windows along three of the home's perimeter walls
- + Old stone cottage converted into a guest house
  - o 2,370 +/- sq ft
  - o En-suite bedroom with separate entrance
  - o Spacious game room with stone wall interior
  - o Beautifully remodeled bath with honed porcelain tile shower, Kichler glass globe pendants, single vanity with honed quartz counter, Watermark polished nickel sink and shower fixtures, RH mirror, and Visual Comfort vanity sconce
  - o Additional bonus spaces for flex living

- + Large storage shed attached to the cottage
- + Inviting in-ground pool and pool patio looking onto an expansive lawn
- + 5,000+ sq ft wrap around deck
- + Recreational pond located up a gentle incline from the residential compound
- + Tennis court with changing rooms and viewing patio accessed via a private road from the residential compound
- + 1,000 +/- sq ft barn located on the vineyard for parties or storage
- + Mature landscaping, groves of established trees, and old rock walls add an old world feel to the property
- + Variety of citrus and other fruit trees
- + Abundant owner and guest parking
- + Idyllic seasonal creek
- + Strong water supply from a private well
- + Two access points: automatic gated entrance to the residential compound and locked gated entrance to the vineyard
- + Prime location: 7 minutes to St. Helena's Main Street, 5 minutes to the Rutherford Grill, 12 minutes to Yountville's dining Mecca

## OUTDOOR LIVING

- + Expansive outdoor dining and lounging deck with panoramic vineyard, valley and mountain views
- + Inviting 45-foot long in-ground pool and spa
- + Expansive lawn for entertaining and recreation
- + Tennis court with changing and equipment rooms
- + Pleasant hiking opportunities throughout the property
- + Seasonal creek
- + Idyllic stream-fed pond for recreation and vineyard frost protection
- + Mature landscaping with groves of stately oaks, fruit trees and table grapes

## VINEYARD

- + 6.44 +/- acre vineyard planted in 1999
- + Sauvignon Blanc: 4.37 +/- acres, Muscat clone, 44-53 rootstock, spacing 7.5 x 5
- + Cabernet Sauvignon: 2.07 +/- acres, 337 clone, 1103P rootstock, terraced with variable spacing
- + Sauvignon Blanc under contract to Miner Family Vineyards; one year evergreen
- + Cabernet Sauvignon purchased in prior years by Dana Estate, Ramey, Whitehall, and others
- + Frost protection water supplied by the property's pond
- + Farmed by Garvey Brothers Vineyard Management

## INFRASTRUCTURE

- + Water supply: Private well serving the entire property, tested at 45 gpm in February, 2025
- + Gas: propane, single tank
- + Electric: PG&E
- + Wastewater: septic with two tanks and ETI bed leach field
- + HVAC
  - o Main house: Central forced air heating and air conditioning, two zone
  - o Guest house suite: Mitsubishi split system
  - o Guest house game room: Baseboard heaters
- + Water heater: one standard tank each for the main and guest houses
- + Internet: wireless internet through Valley Internet
- + TV: Dish TV
- + Phone: AT&T

### Cyd Greer

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