

# 860 MEADOWOOD LANE

ABOVE MEADOWOOD NAPA VALLEY



## PROPERTY DETAILS



**GAIL MORGAN LANE**

**OWNER / BROKER**

CalBRE # 01026604

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Office: 707.967.9570

Gail@winestates.com

## PROPERTY OVERVIEW & DETAILS

### Background & Zoning Information

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**Address:** 860 Meadowood Lane  
St. Helena, CA 94574

**Lot Size:** 41.32 +/- Acres

**APN:** 025-080-040

**County Zoning:** Agricultural Watershed (AW)

**Land Use:** Rural Homesite

**Architect:** Lewis Zaumeyer

**Builder:** Patrick Haskens

### General Overview

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- Main Residence: 4,320 square feet
- Second Dwelling: 680 square feet
  - Outdoor deck with wisteria covered trellis
- Outdoor Dining Areas & Patios
- Pool with Panoramic Views
  - Sunning patio with steel trellis
- Tennis Court with Views
- Detached Garage / Barn
- Circular Private Driveway
- 5 Landscaped Acres
  - Designed by Roger Warner
- Vineyard, Valley Floor & Western Mountain Views
- Entry Deer Grates & Deer Fencing

### Exterior

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#### Main Residence

- Steel truss structure with exposed steel elements
- Honed face masonry
- Stucco with custom stain integration
- Manufactured timber eaves - painted finish
- Advanced thermally broken aluminum window & door systems
- Cap Sheet Roof

#### Second Dwelling

- Vertical wood T&G - painted
- Double hung wood windows - painted
- Galvanized metal roof & gutters

#### Hardscape

- Aggregate & bluestone patios
- Crushed gravel walkways & driveway
- Honed face masonry walls
- Steel frame railings with cable guards

## **Main Residence Interior Overview**

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### **Main Level**

- Entry Foyer
- Great Room
- Chef's Kitchen
- Back Pantry
- Dining Area
- Powder Room
- Master Bedroom Suite & Walk-in Closet
- Laundry Room / Closet

### **Upper Level**

- Office / Loft overlooking great room
- Two guest suites
- Closet / Laundry with stacked washer & dryer

### **Elevator** - 700 lbs. limit

- Connects lower & upper levels
- Accessible from exterior covered parking

## **Interior Features Throughout**

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- Brazilian mahogany floors
- Museum base reveal
- Custom cabinetry with mahogany wood finish
- Thermally broken aluminum window system
- Custom drapery & window shades
- Ceiling fans
- Wall to wall carpet in bedrooms
- Duravit toilets

## **Entry & Foyer**

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- Landscaped exterior sculpture court
- Custom steel front door
- Bluestone landings

## **Great Room**

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- 25-foot-high ceilings
- Exposed wood eaves and beams
- Ceiling fans & exposed HVAC ductwork
- Oversized wood burning fireplace
  - Honed face masonry
  - Wood storage with outside access
- Oversized view windows
- Views of valley floor & western mountains

## **Chef's Kitchen**

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- Concrete & end-grain walnut countertops
- Stainless steel sinks
- All Viking appliances - 36" cooking range
- Custom cabinets - Mahogany wood finish
- Bar sink with disposal

### **Back Pantry**

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- Viking under-counter refrigerator & dishwasher
- Whirlpool under-counter electric oven
- GE microwave
- Stainless sink
- Desk/bar area
- Reverse osmosis system for ice maker & drinking water

### **Laundry Room**

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- Asko front loading washer & dryer
- Large stainless laundry sink & counters
- Built-in ironing board

### **Lower Level Half-Bath**

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- French rubber ceiling
- Vessel Sink

### **Master Suite**

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- Glass door & windows with views
- Direct access to outside
- Oversized walk-in closet
- Additional storage in 2<sup>nd</sup> closet
- Master bath with bluestone floor, stainless steel countertop, vessel sink & stone backsplash
- Walk-in shower & separate tub with views across the valley
- Stone tile shower

### **Upper Level**

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- Exposed steel framed staircase - Brazilian mahogany treads & cable guards
- Elevator Landing
- Office / Loft
  - Open to great room below - steel cable railing
  - Theatre ceiling lighting
  - Exposed wood eaves and beams
- Two bedroom suites with balcony and views
- Closet / Laundry with stacked washer & dryer

### **Second Dwelling Overview**

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- Situated overlooking tennis court
- Vaulted ceilings & concrete floors throughout

- 2 Bedrooms
- Jack & Jill bathroom with shower
- Stacked washer & dryer
- Central living includes:
  - Wet bar with sink, under counter fridge & microwave
  - Wood burning fireplace
  - Built-in shelving
- Direct access onto large viewing deck from central living & both bedrooms
  - Deck with wisteria covered trellis

### **Other Structures & Features**

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#### **Pool with Views**

- Rectangular pool with concrete surround
- Sunning deck with cantilevered steel trellis
- Half bathroom with outdoor shower

#### **Tennis Court with Views**

- Recently resurfaced
- Underground storage for second dwelling electricity, ball machine & sporting supplies
- Basketball hoop on tennis court with evening lights

#### **Detached Barn / Garage**

- Separate driveway & parking area
- Large sliding barn doors
- Interior & exterior lighting

#### **Mechanical Room**

- Houses elevator equipment, boiler, water treatment tanks, main residence electrical, solar & HVAC
- \*See infrastructure section on final page

### **Interior Items Included in Purchase Price**

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- Hanging glass chandelier in main living space
- Entry hall light fixture
- Large granite column in main living space
- Custom draperies in all bedrooms & main living space
- Televisions

### **Outdoor Items Included in Purchase Price**

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- Grape sculpture at main house entrance (Pat Lenz design)
- Arched trellis by barbeque (Pat Lenz design)
- Gate by barn leading to tennis court (Pat Lenz design)
- French fireplace
- Antique Balinese gate in sanctuary between main house & guest house
- Custom steel barbeque

## INFRASTRUCTURE

- Water (Shared Well)
  - 60 gallons per minute estimated yield
  - Shared with 3 neighboring properties
  - Water sharing agreement through HOA
  - 10,000-gallon water storage tank on property
- Boiler
  - Domestic hot water & lower floor radiant heating
  - Solar panels on roof to supplement boiler
- HVAC - Separate heating & cooling system for each level
- PG&E - Propane tank on property
- Septic - Engineered system
  - Approved for 6-bedrooms
  - Leach field located within circular drive at entry
- Solar for pool - located below pool
- Tank house – houses telephone, water pump
- Tool shed



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PROPERTY OVERVIEW & DETAILS - MACRO



PROPERTY OVERVIEW & DETAILS - MICRO

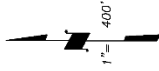




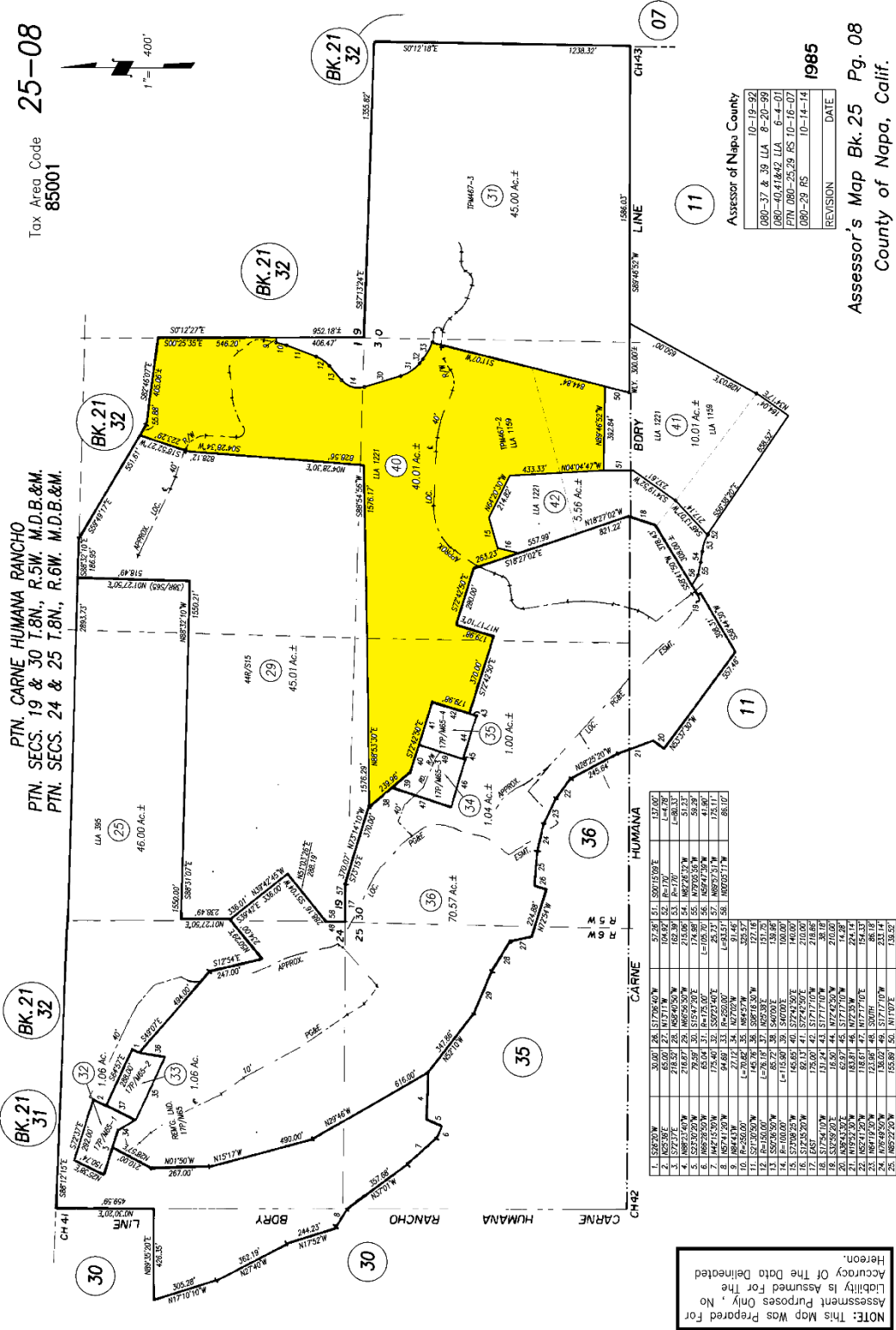
PARCEL MAP

Tax Area Code  
85001

25-08



PTN. CARNE HUMANA RANCHO  
PTN. SECS. 19 & 30 T.8N., R.5W. M.D.B.&M.  
PTN. SECS. 24 & 25 T.8N., R.6W. M.D.B.&M.



Assessor of Napa County

REVISION	DATE
089-37 & 39 LIA	10-19-92
089-40, 41, 44 & 42 LIA	8-20-99
PTN. 089-25, 29, 35, 10-16-07	6-4-07
089-29, 35	10-14-14

1985

Assessor's Map Bk. 25 Pg. 08  
County of Napa, Calif.

LINE	BEARING	DISTANCE	AREA
1.	S 87° 10' 00" W	30.00	1.06 AC.
2.	N 05° 30' 00" E	104.92	1.47 AC.
3.	S 87° 10' 00" W	104.92	1.47 AC.
4.	N 05° 30' 00" E	216.87	3.00 AC.
5.	S 87° 10' 00" W	79.89	1.09 AC.
6.	N 05° 30' 00" E	155.78	2.18 AC.
7.	S 87° 10' 00" W	155.78	2.18 AC.
8.	N 05° 30' 00" E	311.56	4.36 AC.
9.	S 87° 10' 00" W	311.56	4.36 AC.
10.	N 05° 30' 00" E	623.12	8.72 AC.
11.	S 87° 10' 00" W	623.12	8.72 AC.
12.	N 05° 30' 00" E	1246.24	17.44 AC.
13.	S 87° 10' 00" W	1246.24	17.44 AC.
14.	N 05° 30' 00" E	2492.48	34.88 AC.
15.	S 87° 10' 00" W	2492.48	34.88 AC.
16.	N 05° 30' 00" E	4984.96	69.76 AC.
17.	S 87° 10' 00" W	4984.96	69.76 AC.
18.	N 05° 30' 00" E	9969.92	139.52 AC.
19.	S 87° 10' 00" W	9969.92	139.52 AC.
20.	N 05° 30' 00" E	19939.84	279.04 AC.
21.	S 87° 10' 00" W	19939.84	279.04 AC.
22.	N 05° 30' 00" E	39879.68	558.08 AC.
23.	S 87° 10' 00" W	39879.68	558.08 AC.
24.	N 05° 30' 00" E	79759.36	1116.16 AC.
25.	S 87° 10' 00" W	79759.36	1116.16 AC.

NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability is Assumed For the Accuracy Of The Data Delineated Hereon.