

**3661/3665 REDWOOD ROAD**  
**Napa Vineyard Estate**



**OFFERED AT \$10,500,000**

**SHRE**

**Exclusively Offered by St. Helena Real Estate**

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## PROPERTY OVERVIEW & DETAILS

### General Information

**Address: 3661/3665 Redwood Road  
Napa, CA 94558**

**Lot Size: 45.5 +/- Acres**

**County Zoning: Agricultural Watershed**

**APN: 035-080-027-000**

### General Overview

- **Main House: Circa 1890 Farmhouse 1,968 +/- sf**
- **Guest House: Built in 1999 1,200 +/- sf**
- **Farmworker House: Manufactured Home 960 +/- sf**
- **Hillside Vineyards planted to Bordeaux varietals: Approx. 17.7 planted, 1.5 cleared for replant**
- **Reservoir**
- **Well**
- **Water Storage Tanks**
- **Iconic Private Location**
- **Vineyard, Valley Floor & Western Mountain Views**
- **Heirloom Fruit Orchard**
- **8 ft Steel Deer Fencing around entire property**
- **Propane**
- **10 Minutes from Napa, 60 Minutes from San Francisco**

## Vineyard

- 18.5 Acres first planted in 1983
- 16.7 Acres currently planted; 1.8 acres fallow since 2012 and prepared for replant
- Replanted in 1994 on Phyloxera resistant roots
- Cordon trained to vertical trellis system
- Spacing: 4x7 in North Vineyards (7.5 acres) and 3.5 x 12 in South Vineyards
- Sandy alluvial loam with broken sandstone and shale/clay
- "Felton Gravelly Loam" and "Bressas Dibble Complex" soil types

## Varietals

- 55.08% Cabernet Sauvignon (8 clones) - Approx. 11,326 vines - 10.19 acres
- 15.51% Merlot - Approx. 3,370 vines - 2.87 acres
- 11.56% Cabernet Franc - Approx. 2,477 vines - 2.14 acres
- 9.72% Fallow - 2,400 vines removed - 1.8 acres
- 4.97% Malbec - Approx. 482 vines - .92 acres
- 1.67% Syrah - Approx. 534 vines - .31 acres
- 1.49% Petit Verdot - Approx. 526 vines - .27 acres

## Production

- 25-45 tons, premium red grapes
- 2-3 tons average per acre
- Price earned per ton in 2017 for Cabernet Sauvignon \$9,750
- Recent vineyard lease option offered \$180,000 per year for 30 years
- Option to purchase Rubissow Estate wine brand and inventory

## Water

- Drip irrigation to all vines via reservoir and well pump
- Reservoir - 7 acre feet fed via runoff and seasonal pumping. In need of new liner.
- Domestic Ag Well 120 ft Deep
- State Water Right granted to property allowing winter pumping from Redwood Creek to reservoir
- Storage Tanks: 2 5,000 gallon tanks by gate: 1 tank between the houses: 3 tanks at the top for gravity feed

#### Equipment

- 2016 Holland TK 4050 Crawler Tractor + farm implements
- Chevrolet 4x4 Diesel long bed 3/4 ton pick up truck
- Power equipment: weed eaters/chainsaws compressors, etc.

#### Main Victorian Farmhouse

- Built Circa 1880-90
- Two Story
- 1,968 +/- square feet with 3 Bedrooms 1 Bath
- Wood Paneled Living Room with Wood Burning Stove
- Kitchen with adjoining Dining Room
- Shaded Porch the length of the front of the house
- Full Basement with Wine Cellar
- New concrete foundation installed post 2000 earthquake
- Spectacular Views of Vineyards, Mountains, Valley Floor and Mt. La Salle Monastery

#### Architect Designed Guest House

- Single Story Built in 1999
- 2 Bedrooms 1 Bath with Loft
- Kitchen
- Living/Dining Combo
- Cement siding and Rammed Earth walls
- Passive solar design, concrete floors, and radiant floor heating.
- Recycled redwood doors from an old water tank
- Broken glass countertop
- Interior construction using recycled and non-toxic materials (strawboard, wheat board, sunflower board)
- Double paned windows replaced in 2015-16
- Spectacular Views of Vineyards, Mountains, Valley Floor and Mt. La Salle Monastery

#### Farmworker House

- Purchased and installed in 1986 24 x 40 manufactured home
- 2 Bedroom 1 Bath Modular Home
- Kitchen and Den
- Wood burning stove
- Deck





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Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Data LDEO-Columbia, NSF, NOAA

Google earth



REDWOOD ROAD ENTRY POINT

FRONT GATE

Rubissow South Vineyard

RUBISSOW ESTATE

Rubissow North Vineyard

3 RUBISSOW HOMES

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Google earth

Tour Guide

1993

38°19'35.88" N 122°21'57.98" W elev 748 ft eye alt 2519 ft



TOWN OF SONOMA

MAYACAMAS

DOMAINE  
CHANDON

YATES

HESS COLLECTION

FOREST & RANCHLANDS  
Owned by Fisher Family  
Owners of The Gap etc

PULIDO WALKER

RIBISSON ESTATE

45 ACRES

Front Gate

PROGENY

RIBISSON FOREST

Image Landsat

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Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Data LDEO-Columbia, NSF, NOAA

Google earth

2008

Tour Guide

eye alt 1729 ft



NAPA CITY

Stinskey

Camaros

Truchard

RUBISSOW

South Vineyard

RUBISSOW Forestlands

Front Gate

RUBISSOW

North Vineyard

Caretaker House

Main Victorian Farmhouse

New Rubissow Weekend Residence

NEIGHBORING  
RANCH LANDS

-Owned by  
Fisher Family  
Owners of  
The Gap etc.

PULINO-WALKER

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Affordable  
Housing

 Community  
Institutional

 Custom  
Residential

• Johnson-Theis

 • Rubissow  
Farmhouse

• 1161 Hayes

• Carlsen

• Cohn

• Inverness

• Estes

• Von der Porten

• Sugahara

Green Design

 Neighborhood  
Planning

Who We Are

Contact Us

## CUSTOM RESIDENTIAL

### Rubissow Farmhouse

#### Napa, CA

OSA designed this 1,200 square foot passive solar residence on a limited budget. The local climate is ideal for passive solar — evening breezes help cool the interior during the summer while solar radiation warms the stained concrete slab floor during the winter. The major rooms are oriented south for optimum solar exposure, while the concrete floor and PISE earth walls provide thermal mass. Windows allow for a wealth of natural light as well as frame the spectacular views. On the exterior, the earth walls contrast with the horizontal cement fiber siding and OSB wood panels. Inside, tall redwood plank doors made from an old water tank separate the private rooms from the central great room.

#### Featured in:

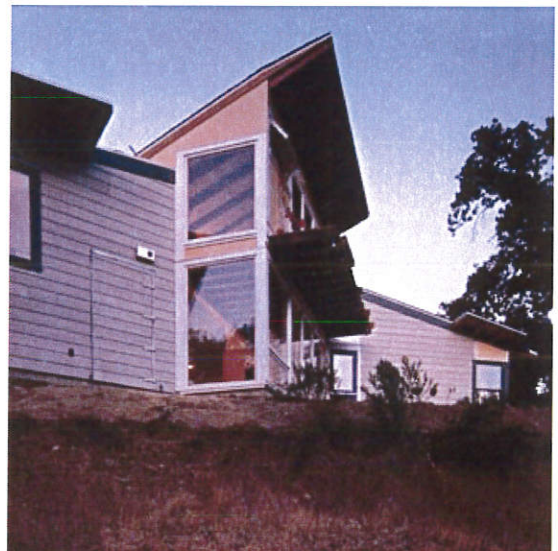
*Small Eco-Houses* (2007) by Taschen

*Green By Design* (2003) by Angela Dean  
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*1000 Architects* (2003) by Images Publishing  
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*Residential Spaces of the World, Volume 5*  
(2002)

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