

## 940 GALLERON ROAD, ST. HELENA

## Overview

- + Property purchased in 1964
- + 7.72 acres with unobstructed views
- + 4.7 acres planted (Sauvignon Blanc, Picpoul)
- + Home built in 1972
- + 2336± SQ FT main home
- + 3 bedrooms, 2 bathrooms
- + Single level traditional Spanish-style home with stucco exterior
- + Original Redwood Barn built in circa 1890's
- + Guest unit

## Main Home

- + Entry portico with traditional doors and sconces made in Mexico
- + Great Room (Living, Dining)
  - o Exposed beams
  - o Sliding doors with outdoor access
  - o Built-in bookshelves
  - o Wood burning brick fireplace with wood storage
- + Kitchen
  - o Island
  - o Bosch Dishwasher
  - o Sharp built-in microwave
  - o HotPoint range and oven
- + Mudroom/Laundry Room
  - o Cedar-lined closets and storage
  - o Folding station
  - o Ample storage
- + Primary Suite
  - o Walk-in closet
  - o Office/sitting area
  - o En-Suite Bathroom
- + Bedroom 2 & 3
  - o Abundant natural light

- Closet
- + Shared Bathroom
  - Tub with Shower
  - Linen Closet

#### Guest Unit

- + 600 SQ FT, 2 rooms
- + Full bath

#### Vineyard/Landscape

- + 4.7<sup>±</sup> acres income producing vineyards
  - Originally planted in 2007
  - Regrafted to Sauvignon Blanc 2013 & 2019
  - Sauvignon Blanc sold at \$3,100/ton
  - Picpoul sold at \$2,200/ton
  - Evergreen contract on both varieties
  - 2023 Harvest was 14 tons
  - Rutherford AVA
- + Extensive fruit-bearing trees
  - Pomegranate
  - Persimmon
  - Olive
  - Citrus
- + Large vegetable garden
- + Pool resurfaced in 2017
- + Gated driveway

#### Infrastructure

- + Water: Well with 5,000-gallon storage
- + Sewer: Septic
- + Foundation: Raised
- + HVAC: Central heating and air
- + Bear River Wind Machine

