

Property Details

1700 Walnut Dr, Oakville, CA 94572

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Overview

- APN – 027-280-060-000
- Lot Size – 45.20 Acres
- Sq Foot
 - Main House – 5,199± Sq Ft
 - Guest House – 2,887± Sq Ft
 - Caretaker's Cabin – 1,176± Sq Ft
 - Pool Cabana – 350± Sq Ft
 - Total Conditioned Dwelling Area – 9,262± Sq Ft
 - Total Area – 9,612± Sq Ft
- Bedrooms – 6
 - Main House – 3
 - Guest House – 1
 - Caretaker's Cabin – 2
- Bathrooms – 9
 - Main House – 3.5
 - Guest House – 1.5
 - Caretaker's Cabin – 2
 - Pool House – 1
 - Garage – 1
- Additional Rooms
 - Main House – Gym with Full Bathroom, Office
 - Guest House – Office
- Year built – 1993

Outdoor Living Area / Exterior Features

- Swimming Pool – 51' x 16'
 - Heated
 - Automatic pool cover
 - Infinity Edge
 - Depth – 4' on edges, 5' in middle
- Two spas – Primary bedroom deck and pool terrace
- Multiple Patios, Balconies
- Level Lawn
- Olive and Citrus Tree Orchard

(Estimates/approximations only; Buyer should make their own calculations or measurements)

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Infrastructure

- Exterior walls – Stucco
- Garage – 3 Cars
- Gated driveway – Yes
- # Fireplaces – 3
- Cooling/Heating – Central, 3 Zones
- Roof – Clay tiles
- Gas – Propane, Leased
 - Two tanks - Napa Valley Petroleum Serviced
 - Large Tank : 2008 model, 1000 gallon
 - Small tank: 2007 model, 500 gallon
- Two Septic Systems – Main/Guest House and Caretaker's Cabin
- Internet / cable provider – AT&T (Not Active)
- Security System – Bay Alarm, Monitored
- Generator – Kohler 48kw, Propane fueled - 2020 model - 338 hours of run time

Water System – Refer to Well Inspection in Disclosure Folder for Complete Information

The property has 5 wells:

- Main House New Well: 3.3 GPM
- Main House Old Well: 6.8 GPM
- Cabin Well: 17.3 GPM
- Well Between Cabin and Main House (Not in Use): 27.7 GPM
- Well at the base of the property/outside the gate: GPM unknown; not tested

The property has 5 water-storage tanks: Total known storage capacity: 18,700 gallons, plus the unknown-size fifth tank.

- Main-house irrigation tank: approximately 10,000 gallons
- Main-house domestic tank: 3,200 gallons
- Cabin fire tank: 2,500 gallons
- Well #2 tank: 3,000 gallons
- Tank at the base of the property/outside the gate: size unknown; not inspected

The property has 5 pressure tanks:

- Two pressure tanks for ag
- Two pressure tanks for domestic
- One cabin well pump

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A property of extraordinary pedigree, 1700 Walnut Drive is set on 45.2± acres in one of Napa Valley's most coveted enclaves. The main and guest residences together offer 8,086± Sq Ft of living space and four bedrooms, complemented by a 350± Sq Ft pool cabana and a two-bedroom, 1,176± Sq Ft caretaker's cabin. Surrounded by a mature landscaping and beautifully established grounds, the remarkably private estate commands iconic, expansive views across To Kalon Vineyard toward Opus One, with Atlas Peak in the background.

Situated beside by some of the region's most celebrated estates and vineyards, including Promontory, Harlan Estate and Far Niente, the property presents a rare opportunity to own a significant architectural compound in the heart of Oakville. Despite its sense of seclusion, it remains just minutes from Oakville, St. Helena and Yountville.

The compound was designed by acclaimed architect George Homsey, FAIA, a founding partner of the renowned San Francisco firm EHDD. During nearly five decades with the firm, Homsey worked alongside Joseph Esherick, Charles Moore and William Turnbull at Sea Ranch, where he served as principal designer for many of the firm's residences. That work helped define the Third Bay Tradition, a distinctly Northern Californian architectural vernacular grounded in natural light, thoughtful composition and honest materials.

Throughout the property, the striking architecture creates a succession of indoor-outdoor living spaces thoughtfully oriented for privacy, entertaining and connection to the landscape. A 51-foot heated infinity-edge pool and massive lawn beneath oak trees anchor the grounds, joined by separate spa, multiple patios and balconies, plus an olive grove and a citrus orchard. The 5,199± Sq Ft main residence features three bedrooms, a dedicated office and a gym with a full bath. Connected by a beautiful outdoor loggia, the substantial 2,887± Sq Ft guest residence offers large living and dining rooms, a full kitchen, ensuite bedroom, an office/flex room and private patios.

With its substantial acreage, architectural significance, exceptional privacy and position among Napa Valley's most important properties, 1700 Walnut Drive is a rare offering. It is tucked in a private setting just above the valley floor and is convenient to St. Helena, Yountville and Napa, and just over an hour from San Francisco.

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