

# GINGERMARTIN+CO

LUXURY REAL ESTATE | SONOMA & NAPA VALLEY



1174-76 LOMA VISTA DRIVE | NAPA VALLEY

\$3,850,000

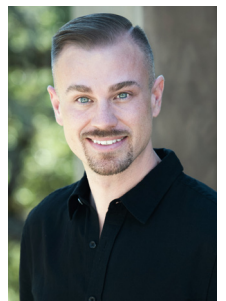
[WWW.NAPAVALLEYVIEWPARCEL.COM](http://WWW.NAPAVALLEYVIEWPARCEL.COM)



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INTERNATIONAL REALTY

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1174-76 Loma Vista Drive | NAPA VALLEY | OFFERED AT \$3,850,000  
[www.NapaValleyViewParcel.com](http://www.NapaValleyViewParcel.com)

#### GENERAL

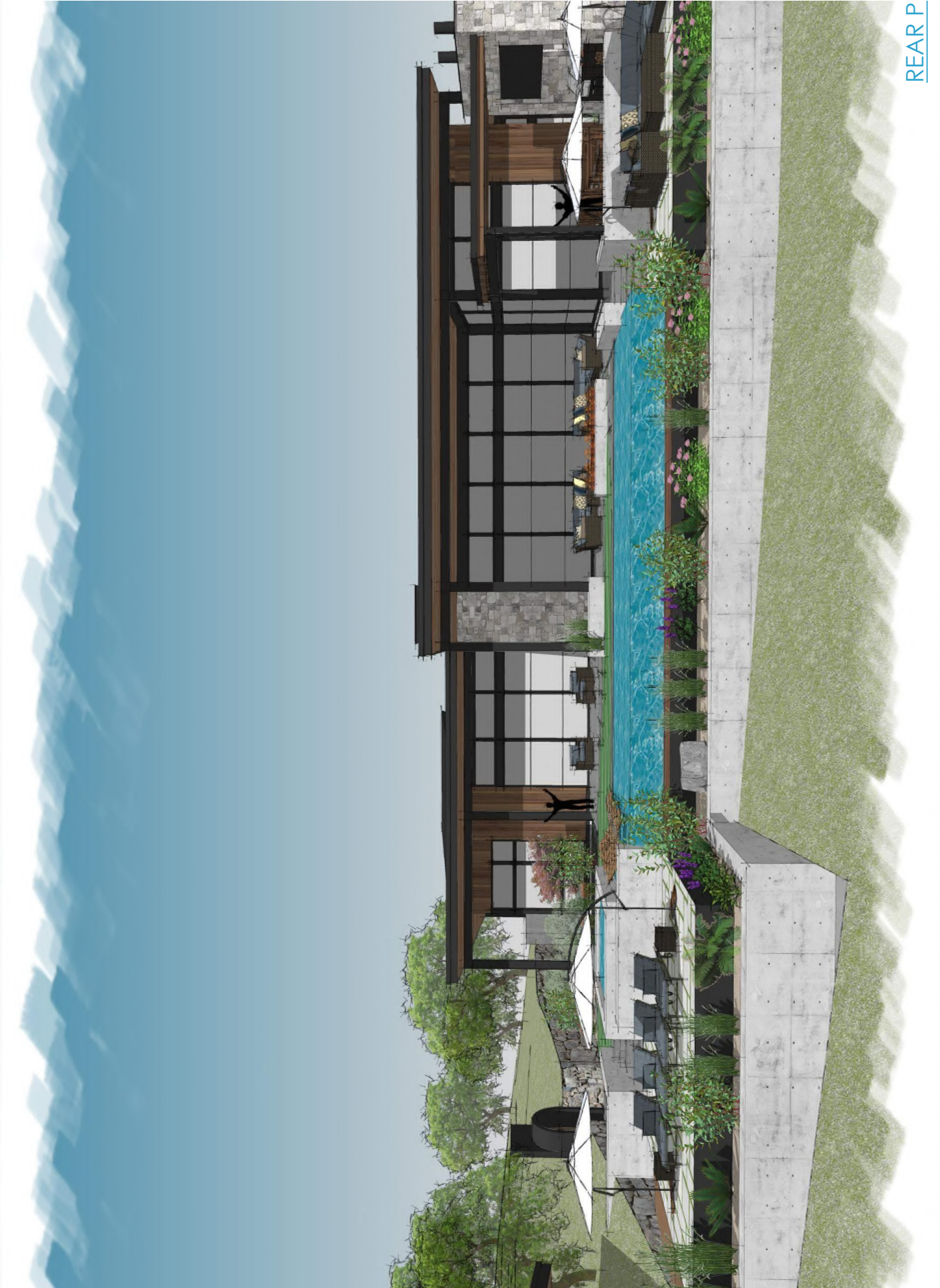
- APN, 039-680-002
- 6± Acres
- Zoning, AW (Agricultural Watershed District)
- Napa Valley View Building Site
- Existing Guest House and ADU | 1,856± SF | 2BD | 2BA | 2HB
- Existing Observatory and Wine Cave

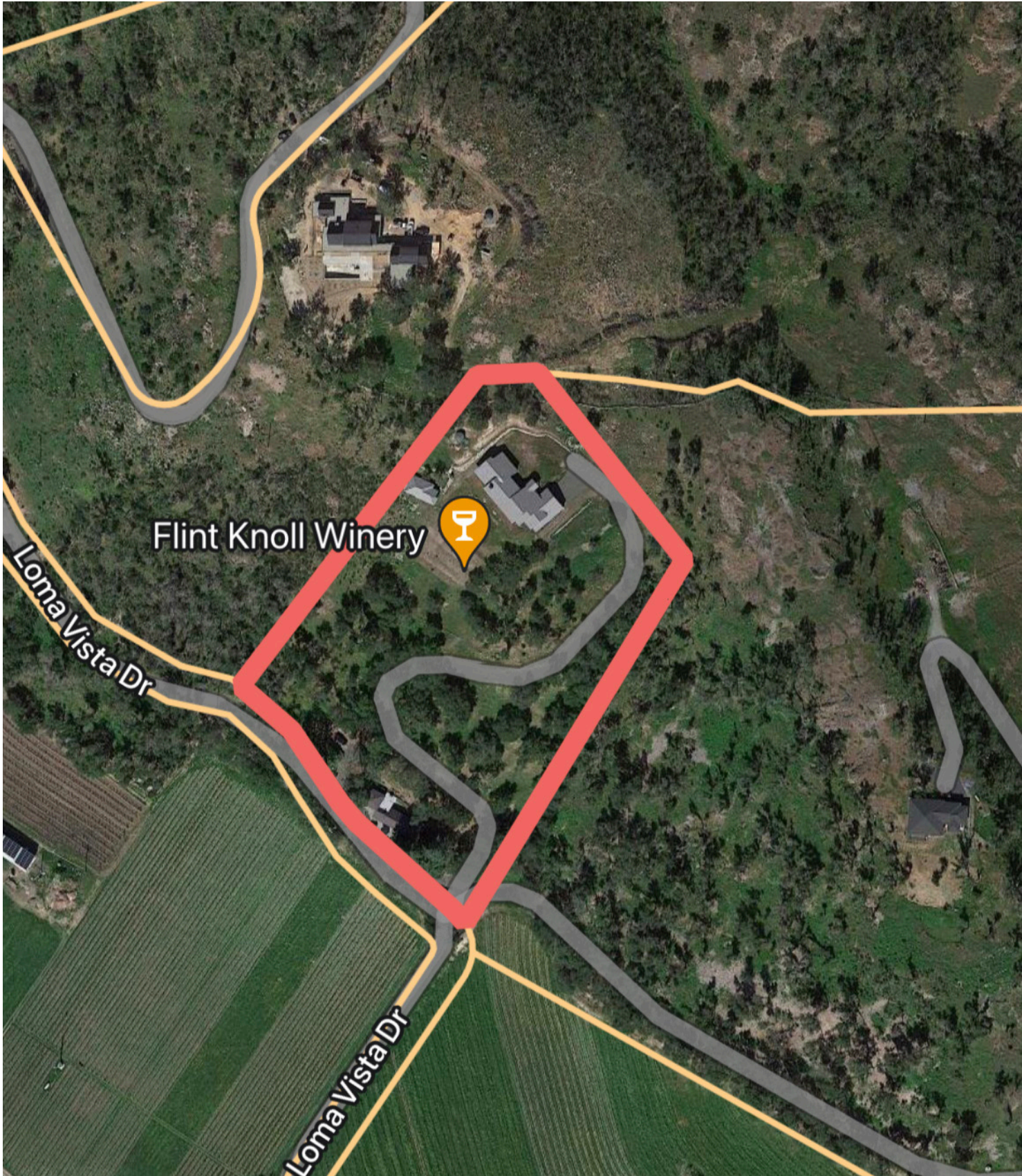
#### INFRASTRUCTURE

- Water, Well (Services both Guest House and Building Site)
- Propane (Owned)
- Electric, PG&E
- In Tact 3BD Septic at Build Site
- Guest House has Seperate Septic



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Flint Knoll Winery



Loma Vista Dr

Loma Vista Dr