GINGERMARTIN+CO
LUXURY REAL ESTATE | SONOMA & NAPA VALLEY



40 LONG RANCH ROAD | ST. HELENA

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Sotheby's
INTERNATIONAL REALTY

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GENERAL OVERVIEW
- 100.18± Acres | Two Legal Parcels
- Architect: Alan Wanzenberg
- General Contractor: Mitchell Construction
- Main House | Built in 2003 | 8,500± sq ft | 4bd/4ba/2hba
- Guest Houses A | Built in 2010| 1,200± sq ft | 1bd/1ba
- Guest Houses B | Built in 2010| 1,000± sq ft | 1bd/1ba

INFRASTRUCTURE
- Well, 120 gpm
- Reverse Osmosis Water Filtration System
- Three 10,500 Gallon Water Tanks
- Septic, 7 Bedrooms
- PG&E
- Cummins 75kW Backup Generator (Main House)
- Kohler 14kW Generator
- StarLink Internet
- Security System

ESTATE OVERVIEW
- Vanishing Edge Pool with Views of Lake Hennessey
- Vintage Wood Entry Gates
- Custom Architectural Iron Works Doors + Windows
- Douglas Fir Exposed Beam Ceilings
- Venetian Plaster Walls
- Rustic Walnut Doors Throughout
- Lutron Light Switches
- Sonos Sound System
- Built-in Whole-House Vacuum

KITCHEN
- Chinkapin Oak Floor-to-Ceiling Pocket Doors to Great Room
- French Limestone Floors
- Giallo Reale Marble Countertops
- Sub-Zero Refrigerator and Freezer with Custom Paneling
- Viking Double Oven with 6-Gas Burners and Griddle
- Ice Maker
- Chinkapin Oak Center Island with Copper Sink + Bleached Walnut Countertop
- Breakfast Nook with Built-in Seating and Custom Leather Cushions
- Custom-Built Cabinetry
- Large Pantry

MUD ROOM
- Vintage Spanish Paver Floors
- Washer and Dryer
- Sink

POWDER ROOM (OFF KITCHEN)

WINE CELLAR
- Temperature Controlled
- 5000 Bottles

DINING ROOM / GREEN HOUSE
- Direct Access to Outdoor Living + Gardens

THIS MATERIAL IS BASED UPON INFORMATION, WHICH WE CONSIDER RELIABLE, BUT IT HAS BEEN SUPPLIED BY THIRD PARTIES, WE CANNOT REPRESENT THAT IT IS ACCURATE OR COMPLETE, AND IT SHOULD NOT BE RELIED UPON AS SUCH. THIS OFFERING IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR WITHDRAWL WITHOUT NOTICE. ©MCMXCVII SOTHEBY'S INTERNATIONAL REALTY, INC. EQUAL HOUSING OPPORTUNITY.

GREAT ROOM

- Magnificent Lake and Pool Views
- Vaulted Ceilings with Exposed Wood Beams
- Erin Martin Chandeliers
- French Doors to Outdoor Living
- French Limestone Floors
- Large Wood Burning Fireplace with Gas Starter
- Wet Bar with Copper Countertop
- Gorgeous Antique Chapel Door Cabinet
- 2 Coat Closets

POWDER ROOM

- Gorgeous Sandstone Sink + Antique Faucet

MEDIA ROOM

- Multiple doors to Private Pergolas and Gardens
- Walnut Wood Floors
- Glazed Douglas Fir Wood Paneled Walls
- Wood Burning Fireplace

OFFICE

- Walnut Wood Floors
- French Doors to Gardens and Outdoor Living

MASTER SUITE

- French Doors to Covered Porch
- Wood-Burning Fireplace with Gas Starter
- Seating Area with French Doors to Garden
- Two Large Walk-in Closets
- Sliding Pocket Doors to Office

TWO MASTER BATHS

- Stone Countertops
- Makeup Vanity
- 2 Walk-in Showers with Stone Surround
- Large Soaking Tub with Stone Surround
- Built-in Medicine Cabinets + Storage
- Direct Access to Outdoor Living and Pool

EAST WING

GUEST SUITE 1

- Garden and Fountain Views
- Built-in Seating with Custom Cushion
- Built-in Storage Shelves + Cabinets
- Large Walk-in Closet
- Private Laundry Room
- Nursery/Den

BATH

- Calacutta Marble Floors
- Shower with Subway Tile Surround
- Bath Tub with Calacutta Marble Surround

GUEST SUITE 2

- Lake + Pool Views
- Skylight
- Walk-in Closet

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BATH

- Soaking Tub Overlooking the Lake
- Carrera Marble Vanity

WEST WING

GUEST BEDROOM

- Lake Hennesey and Pool Views
- Built-in Window Seating with Custom Cushions.
- Walnut Hardwood Floors
- Storage Closets

BATHROOM

- WaterWorks Vanity
- Sandstone Countertop
- Vintage Spanish Tile Floors
- Shower with Limestone Surround

OFFICE

- 2 Private Terrace with Fountain Views
- Walnut Wood Floors
- Wood Burning Fireplace
- Wet-Bar with Refrigerator
- Custom Built-in Shelving and Storage

2-CAR GARAGE

- Direct Access to Main House

OUTDOOR LIVING

- Breathtaking Views of Lake Hennessey
- Vanishing Edge Pool
- Hot Tub
- Large Dining Area with Wood Burning Fireplace
- Built-in Barbeque
- Multiple Covered Seating Areas + Lawns
- 2 Water Fountains
- Bocce Ball Court
- Rose Garden
- Mature Landscaping

GUEST HOUSE A

GREAT ROOM

- Wood Burning Fireplace
- French Doors to Outdoor Living + Dining

KITCHEN

- Wolf 4-Burner Gas Ranch + Oven
- Thermador Dishwasher
- Sub-Zero Refrigerator and Freezer

BEDROOM

- French Doors to Outdoor Living
- Built-in Bench Seating with Custom Cushion

BATHROOM

- Spanish Tile Floors
- Stone Sink
- Shower with Glass Enclosure and Water Proof Plaster Surround

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LAUNDRY CLOSET
- Washer + Dryer

GUEST HOUSE B

GREAT ROOM
- Wood Burning Fireplace
- 2 Sets of French Doors to Outdoor Living + Dining

BEDROOM
- French Doors to Outdoor Living

BATHROOM
- Spanish Tile Floors
- Stone Sink
- Shower with Glass Enclosure and Water Proof Plaster Surround

WET BAR
- Stone Sink
- Sub-Zero Refrigerator

OUTDOOR LIVING
- Tennis Court with Har-Tru Surface
- 60' Pool with Electric Cover
- Large Outdoor Fireplace
- Multiple Seating Areas + Pergolas

VINEYARD
- 1± Acre | Planted 2022
- Cabernet Sauvignon | 110-R Root Stock
- Annual Maintenance Costs $25,000±
- Projected Yield: 2-4± tons @ $17,000±/ton

SECOND LEGAL PARCEL
- APN: 030-220-039-000
- Zoning | AG Watershed
- 60.14± Acres | Residential Acreage
- 11± Arcres Plantable
- Second Unit Possible
- Open Pasture
- Gently Sloped, Hilly with Trees
- Horse Fencing
- Electricity at Lot Line
- Shared Well

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