

GINGERMARTIN+CO  
LUXURY REAL ESTATE | SONOMA & NAPA VALLEY



40 LONG RANCH ROAD | ST. HELENA

\$15,000,000

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

**Sotheby's**  
INTERNATIONAL REALTY

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40 LONG RANCH ROAD | ST. HELENA | OFFERED AT \$15,000,000  
www.NapaValleyCompound.com

#### GENERAL OVERVIEW

- APN: 030-220-040-000 | 40.66± Acres | Zoned AW
- 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, 30 gpm with Kohler 14kW Generator
- Reverse Osmosis Water Filtration System
- Three 10,500 Gallon Water Tanks
- Septic, 7 Bedrooms
- PG&E
- Cummins 75kW Backup Generator (Main House)
- 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

#### GYM / GREEN HOUSE

- Direct Access to Outdoor Living + Gardens

## 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

### BATH

- Soaking Tub Overlooking the Lake
- Carrera Marble Vanity

## WEST WING

### GUEST BEDROOM

- Lake Hennessey 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

#### 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

### BUFFALO CORRAL | \$3,500,000

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





# Lake Hennessey

NAPA CITY OF

NAPA CITY OF

BUFFALO CORRAL HOLDINGS LLC

BROWN JOANNE

BRYANT DONALD LJR TR

BRITCHARD HILL PROPERTIES LLC