GM GINGER MARTIN & co



275 LONG RANCH ROAD | ST. HELENA

WWW.BACKENDESIGNEDCOMPOUND.COM

Sotheby's
INTERNATIONAL REALTY

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GENERAL OVERVIEW

- APN: 032-030-11, -025, -026, -070 & 032-560-037
- Zoning: AW
- 500± Total Acres | 4 Parcels
- 8.5± Acres planted to Cabernet Sauvignon, executed by Bettinelli Vineyard Management
- 17± Acres Approved to be planted
- Architect: Howard Backen
- Main House Builder: Grassi & Associates
- Guest House Builder: Ryan Construction, Tim McDonald
- Main House | Built in 2003 | 7,417± sq ft | 4bd/3ba/2½ba
- Guest House | Built in 2001 | 2,200± sq ft | 3bd/3ba

INFRASTRUCTURE

- Engineered Septic
- Well, 125 gpm
- Water Filtration System, Softening- Kinetico 2060 Softener, Reverse Osmosis- Kinetico TL3600, Purifica tion - Atlantic S2400B, UV light filter
- Water Monitoring: Meter.me Remote System
- 4 Water Tanks, Each with 2,500 Gallons of Filtered Water
- Controlled Irrigation System
- 2 Fire Hydrants
- PG&E
- Solar Pool Heating, Eight solar thermal panels
- Generator: Replaced in January 2025 with a HiPower 1230F 230 kW Diesel Generator, Equipped with a 1,331-gallon Fuel Tank Providing Approximately 72 hours of Operation
- Valley Internet
- Warm Floors Throughout
- 3 Year Old Metal Roof

ESTATE OVERVIEW

- Quintessential Howard Backen Architecture (Chosen for the Cover of his Book)
- Rustic Wood and Wood Beam Construction
- Indoor and Outdoor Living Unified by Sliding Glass Doors Throughout
- Extraordinary and Diverse Views of Napa Valley
- Grounds Studded with Native Boulders and Stone Staircases Serving as a Graceful Transition from the wild Landscape to the Structures.

KITCHEN

- 3 Sets of Sliding Pocket Doors to Outdoor Dining
- Ancient Terra Cotta Tiles with Wooden Dividers
- Wolf Double Oven with 6-Gas Burners and Griddle
- Custom Bronze Exhaust Hood
- Miele Dishwasher
- Center Island with Butcher Block, Honed Marble Countertops, and Copper Sink
- Copper Sink
- Gorgeous Light Fixture Above Dining Area
- Extensive Custom-Built Cabinetry and Storage
    - 4 Custom Built Hutches
    - Pantry
    - Custom Designed Pot Rack Above Island

BUTLER'S KITCHEN

- Sub-Zero Refrigerator and Freezer with Custom Paneling
- Sub-Zero Wine Refrigerator
- Honed Marble Countertops
- KitchenAid Dishwasher
- Ice Maker
- Commercial Glassware Dishwasher
- Ceramic Farm House Sink

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.

- Pocket doors can be used to close off this area

POWDER ROOM & LAUNDRY (OFF KITCHEN)
- Honed Marble Countertops
- Custom Storage Shelves, Closets and Cabinets

LAUNDRY ROOM (OFF GARAGE)
- Former Utility Room Converted To Dedicated Laundry Room
- 2 LG Large-Capacity (4.5 cu. ft.) Washing Machines with 2 Matching Dryers, Equipped with LG ThinQ Smart Technology

GREAT ROOM
- 4 Sets of Sliding Pocket Doors with Screens to Outdoor Living
- Electric Shades
- Vaulted Ceilings with Exposed Wood Beams
- Hand Stained Concrete Floors with Wood Dividers
- Fireplace with Board Formed Concrete Surround
- Extensive Custom Built-in Bookcases and Display Cabinets
- Dining Area with Gorgeous Rustic Kevin Riley Chandelier

HALLWAY
- 2 Sets of French doors & 2 Sets of Sliding Pocket Doors with Screens to Outdoor Living
- Hand Stained Concrete Floors with Wood Dividers
- Custom Built-in Bookcases and Book Displays
- Built-in Bench Window Seat with Custom Cushions

POWDER ROOM (OFF GREAT ROOM)
- Shiplap Walls
- Rustic Wood Vanity
- Copper Sink
- Large Wood Barn Door

MASTER BEDROOM
- 2 Sets of Sliding Pocket Doors with Screens
- Extraordinary Views of Napa Valley
- Electric Shades
- Gas Wood Stove
- 2 Custom Bookcases

MASTER BATH
- WaterWorks Fixtures
- Honed Marble Stone Countertops
- Double Vanities
- Walk-in Shower with Tile Surround and Two Doors to Outdoor Living
- Private Water Closet
- Built-in Medicine Cabinets & Shelving
- 2 Built-in Custom Hutches with Pressed Japanese Paper Semi-Opaque Panes
- Walk-in Closet with Copious Built-in Shelving & Storage

2 GUEST BEDROOMS
- Rustic Douglas Fir Flooring
- Built-in Shelving, Drawers and Desk Space
- Closet Doors Feature Magnetic White Boards and Linen Pin-Boards

GUEST BATH
- Honed Marble Countertops
- Dual Faucet Farm House Sink
- Built-in Storage
- Shower and Tub with Tile Surround

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HALLWAY

- Large Storage Room with Built-in Shelving
- 2 Linen Closets

EAST WING

OFFICE

- Sliding Pocket Doors to Outdoor Living
- Custom Built-in Shelving with LED Lighting

WELLNESS ROOM

- Sliding Pocket Doors to Outdoor Living
- Rubber Floor
- Wall Mounted Mirror
- Storage Closet

GUEST WING APARTMENT

- Sliding Pocket Doors to Outdoor Living

LIVING AREA

- Custom Built-in Hutch
- 2 Custom Built-in Bookcases
- 2 Storage Closets

KITCHENETTE

- Sub-Zero Refrigerator
- Miele Dishwasher
- 2-Burner Electric Range
- Sink
- Built-in Cabinetry with Display Glass
- Side-Board Cabinet with Butcher Block Top

BATH

- Honed Marble Stone Countertops
- Shower with Glass Enclosure and Tile Surround
- Built-in Medicine Cabinet
- Walk-in Closet with Extensive Shelving and Drawers

GARAGE

- Space for 3 Cars
- Work Bench
- Extensive Storage Closets + Drawers
- Workroom with Sink and Utility Storage
- Tesla and Bolt Electric Car Chargers

OUTDOOR LIVING

- Courtyard with Massive Native Stone Outdoor Fireplace
- Board Formed Concrete Water Feature
- Stone and Wood Bench with Spectacular Views
- Outdoor Cooking Area with Sink, Pizza Oven and 42-inch Hestan Grill
- Dining Area with Pergola
- Beautiful Private Hot Tub with Valley Views via Stone Staircase
- 6 Raised Vegetable Beds
- Assorted Fruit Tree Orchard

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GUEST HOUSE COMPOUND
(within walking or driving distance from the main house consists of a pool + guest house structures)

OUTDOOR LIVING
- Pool with Electric Cover
- Massive Native Stone Chimney & Outdoor Fireplace
- Multiple Seating Areas + Pergolas
- 3 Raised Vegetable Beds

MAIN GUEST HOUSE
- 2 Sets of Sliding Pocket Doors with Screens to Outdoor Living
- Ample Parking via Native Stone Walkway
- Fireplace with Native Stone Surround
- Dining Area
- Miele Washer and Dryer
- Warm Floors and Air Conditioning
- Walnut Wood Floors

KITCHEN
- Sub-Zero Refrigerator + Freezer
- KitchenAid Oven with 4-Burner Electric Range
- Center Island with Butcher Block Countertop and Storage
- Concrete Countertops
- Pantry with Shelving and Storage
- Miele Dishwasher

GUEST BEDROOM
- 2 Sets of Sliding Pocket Doors with Screens to Outdoor Living
- Built-in Shelving
- Ceiling Fan

BATH
- WaterWorks Fixtures
- Soaking Tub
- Outdoor Shower
- Sink
- 2 Medicine Cabinets
- Sliding Doors to Outdoor Living

2 SATELLITE GUEST HOUSE SUITES, each with
- 2 Sets of Sliding Pocket Doors with Screens and Light Filtering Shades
- Wood Burning Stoves
- Built-in Bookcases

BATH
- WaterWorks Fixtures
- Shower with Tile Surround and Doors to Outdoor Living
- Concrete Countertops
- Private Water Closet

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LANDS OF COLGIN CELLARS LLC
220 LONG RANCH ROAD
APN 032-560-027
LANDS OF
230 LONG RANCH ROAD
UNNAMED BLUE LINE STREAM
APN 032-560-037
LANDS OF
KELLER YOUNTVILLE
VINEYARD LLC
APN 032-056-038
LANDS OF
RED DIRT GRAPES LLC
APN 032-030-032
LANDS OF TIMAR LLC
APN 032-560-033
LANDS OF CHAPPELLET VINEYARD LLC
1677 SAGE CANYON ROAD
HABITAT CONSERVATION
AREA FOR DEVELOPMENT
ON APN 032-030-071
APN 032-030-066
LANDS OF
METAMORPHOSIS WINES LLC
255 LONG RANCH ROAD
MINOR RIDGE
APN 032-030-071
LANDS OF
RED DIRT GRAPES LLC
APN 032-030-043
LANDS OF TMR WINE COMPANY LLC
1677 SAGE CANYON ROAD
APN 032-030-044
LANDS OF TIMAR LLC
APN 032-030-026
LANDS OF ZAVARIN
032-030-065
LANDS OF
RPHOSIS WINES LLC
LAKE
HENNESSEY
WATERSHED
VINE HILL
CREEK
WATERSHED
RECTOR
RESERVOIR
WATERSHED
HABITAT CONSERVATION
AREA FOR DEVELOPMENT
ON APN 032-030-071
EXISTING
VINEYARD
BLOCKS
PROPOSED
VINEYARD BLOCK A
(UNDER CURRENT PERMIT)
11.3 ± AC DISTURBED
9.9 ± AC PLANTED
032-030-039
ANDS OF
ANCH VINEYARDS LP
MAIN
HOUSE
APN 032-030-025
LANDS OF ZAVARIN
APN 032-030-010
LANDS OF
GALLO SALES COMPANY INC
GUEST
HOUSES
PROPOSED
VINEYARD BLOCK C
(UNDER CURRENT PERMIT)
1.7 ± AC DISTURBED
1.1 ± AC PLANTED
PROPOSED
VINEYARD BLOCK B
(UNDER CURRENT PERMIT)
3.7 ± AC DISTURBED
3.0 ± AC PLANTED
POTENTIAL LOT LINE
ADJUSTMENT
APN 032-030-070
LANDS OF
KELLER YOUNTVILLE VINEYARD LLC
275 LONG RANCH ROAD
VINE HILL CREEK
WATERSHED
RECTOR
RESERVOIR
WATERSHED
APN 032-030-059
LANDS OF
GALLO SALES COMPANY INC
HABITAT CONSERVATION
AREA FOR DEVELOPMENT
ON APN 032-030-071
APN 032-030-011
LANDS OF ZAVARIN
APN 032-030-052
LANDS OF
OAKVILLE RANCH VINEYARDS LP
APN 032-440-002
LANDS OF STATE OF CALIFORNIA


Bryant Family Winery
Villa Del Lago
Chappellet Winery
Gandona Winery
Colgin Partners Winery
Brand Napa Valley
Realm Cellars / Nine Suns Winery
David Arthur Vineyards
Continuum Winery
Two Rocks Winery
Miner Family Winery
Ovid Vineyards
SILVERADO TRAIL
275 LONG RANCH ROAD
Dalla Valle Vineyards
Oakville Ranch
Gargiulo Winery
Tench Winery
B Cellars
Nemerever Winery
Screaming Eagle Winery
Vine Cliff Winery
RECTOR RESERVOIR