



4094 EAST 3<sup>RD</sup> AVENUE, NAPA

#### OVERVIEW

- + Architecture style: Ranch
- + Originally built in 1953
- + 1904± Sq Ft
- + 4 Bedrooms
- + 2 Bathrooms
- + 10± acres
- + Attached 2 car covered car port
- + Equipment barn
- + Laminate floors
- + Stunning 360° vineyard & mountain views
- + Electric driveway gate - extra wide for trucks, and adjacent farm gate

#### Open Living/Dining/Kitchen Area

- + Brick, wood burning fireplace
- + Sliding doors with access to backyard patio
- + Large area for dining

#### Kitchen

- + Whirlpool refrigerator/freezer side by side
- + Maytag double oven
- + Panasonic microwave
- + Bosch Dishwasher
- + Oversized undermount sink) with window over
- + Frigidaire 5 burner gas range
- + Allure by Braun hood over range
- + Tile back splash

#### Guest Bath 1

- + Single vanity with storage cabinet
- + Mirror
- + Bath with shower

#### Guest Bath 2

- + Shower stall
- + Pedestal sink
- + Mirror

#### Office

- + Converted bedroom

#### Guest Bedrooms 1 and 2

- + Closet
- + Beautiful tree views
- + One with vineyard views

#### Primary Bedroom

- + Closet
- + Access to outside

#### Laundry Room/Mud Room

- + Whirlpool Washer and GE Dryer
- + Cabinets
- + Sink
- + Outdoor access

#### COVERED CAR PORT

- + Two car

#### BARN

- + Utility storage with loft
- + Electric power
- + Houses water treatment system

#### INFRASTRUCTURE

- + New Roof 2024
- + Alarm System
- + Full Property Generator
  - o 24 KW Generac Standby (auto turn on)
  - o Backup for entire property and vineyard irrigation
- + North Coast Water Treatment System
- + Rinnai Tankless Water Heater
- + Roofing: shingle
- + Water: 2 Wells, Water Storage, and Firetruck hook up
- + Sewer: Septic installed new in 2013, 3-5BD approved, 1500 g
- + Gas & Electric: PG&E, Natural Gas
- + WIFI/TV: AT&T
- + Foundation: Slab
- + HVAC: Central – GE – installed 2023
- + Reme Halo light \$ IAQ Ionizer – installed in 2023