

Offering Memorandum

Presented By,
Carmen Gray & Yvonne Aiavao

The Napa Panoramie

2870 Monticello Road
Napa, CA 94558



Build Your Dream Home! This exclusive 12-acre parcel nestled on Mt. George & above world-renowned Silverado Country Club is a unique opportunity to own a little slice of heaven. Soak in stunning sunsets and panoramic views from Mt. Tamalpais to San Francisco Skyline and the Golden Gate Bridge, to Mayacama Mountains, to Napa Valley and Mt. St. Helena

As you drive through the small and exclusive community and amongst the grapevines, you will enter your own tree lined driveway. The community sits on large acreage parcels with custom-built homes and private Vineyards. Centrally located, this enclave is just minutes away from world class dining, other cultural and entertaining options.

The property is adjacent to and overlooks the 770-acre Foote Botanical Preserve on Mt. George and just minutes away from famous wineries such as Kenzo, Jarvis, Del Dotto and charming downtown Napa.

Highlights

- Panoramic Views
- 12 +/- acres
- Custom Luxury Home Building Lot
- Exclusive and Private Mount George Community
- Close to Downtown Napa & premium wineries such as Jarvis, Kenzo, and Del Dotto



NapaPanoramic.com



A Premium Lifestyle Awaits

Mount George is an exclusive and private community of large acreage parcels, custom-built homes and premium Napa Valley AVA small vineyards. Centrally located, this hideaway is just minutes away from world class dining, renowned wineries, other cultural and entertaining options and with easy access to transportation.

This property has expansive views overlooking the entire Napa Valley with the San Francisco Skyline, Golden Gate Bridge, Mount Tamalpais and Mount St. Helena in the distance.

As you drive through the neighboring vineyards you quickly realize why this is a prized place to build a private Luxury Custom Home. Others have already snapped up and built on neighboring plots of land. This is one of the last chances to own substantial land in this beautiful and exclusive private community.

Exclusive & Serene

Napa Valley AVA is one of the best-known global Wine Industry and tourist destinations and is the West Coast's equivalent of The Hamptons & Martha's Vineyard.

It is a highly sought-after destination for second homes to retreat to, vacation homes to share and enjoy, and private compounds to entertain others at.

Other nearby plots of land were snapped up in recent years and now have custom homes on them.

This is a rare chance to secure a buildable lot with breathtaking views in this beautiful and exclusive community. Your privacy and views are secured by the adjacent Foote Botanical Preserve.



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The Napa Panoramic

Supplemental information about The Napa Panoramic property:

- Shared well on the neighbor's property
- Well reported as 16GPM.
- Well details to be confirmed with Seller during Due Diligence process.
- Two shared 10,000-gallon concrete water storage tanks
- Water Sharing Agreement in place for the property



Continued Supplemental information about The Napa Panoramic property:

Property Type	Development Site	Subtype	Residential, Custom Build
Zoning	Agriculture	Lot Size (acres)	12
APN	033-110-041-000	Ownership	Vacant

1. Well was drilled in 1991, 200' deep and was tested at 16 gpm.
2. The water is pumped from the well up the hill and is stored in two 10,000-gallon concrete tanks.
3. There is a recorded water sharing agreement with neighbors.
4. House burnt down in the 2017 fire
5. The demolition and clean up was done by FIMA and done to state and federal specifications and certified by the County of Napa.
6. Part of the foundation is remaining and is also a retaining wall (was not demolished).
7. There is electricity on the property and a propane tank. PG&E service terminates on an above ground pole and although there was underground power in the past it does not exist today
8. There is a road Maintenance Agreement for the 1-mile entry road



NAPA COUNTY
CALIFORNIA

Napa County Planning Division

<https://www.countyofnapa.org/1709/Planning-Division>

Zoning **(AW) Agricultural Water Shed**

According to the Napa County Planning Division as of 8/19/20 (Buyer to verify)

Structures allowed on this plot of land include:

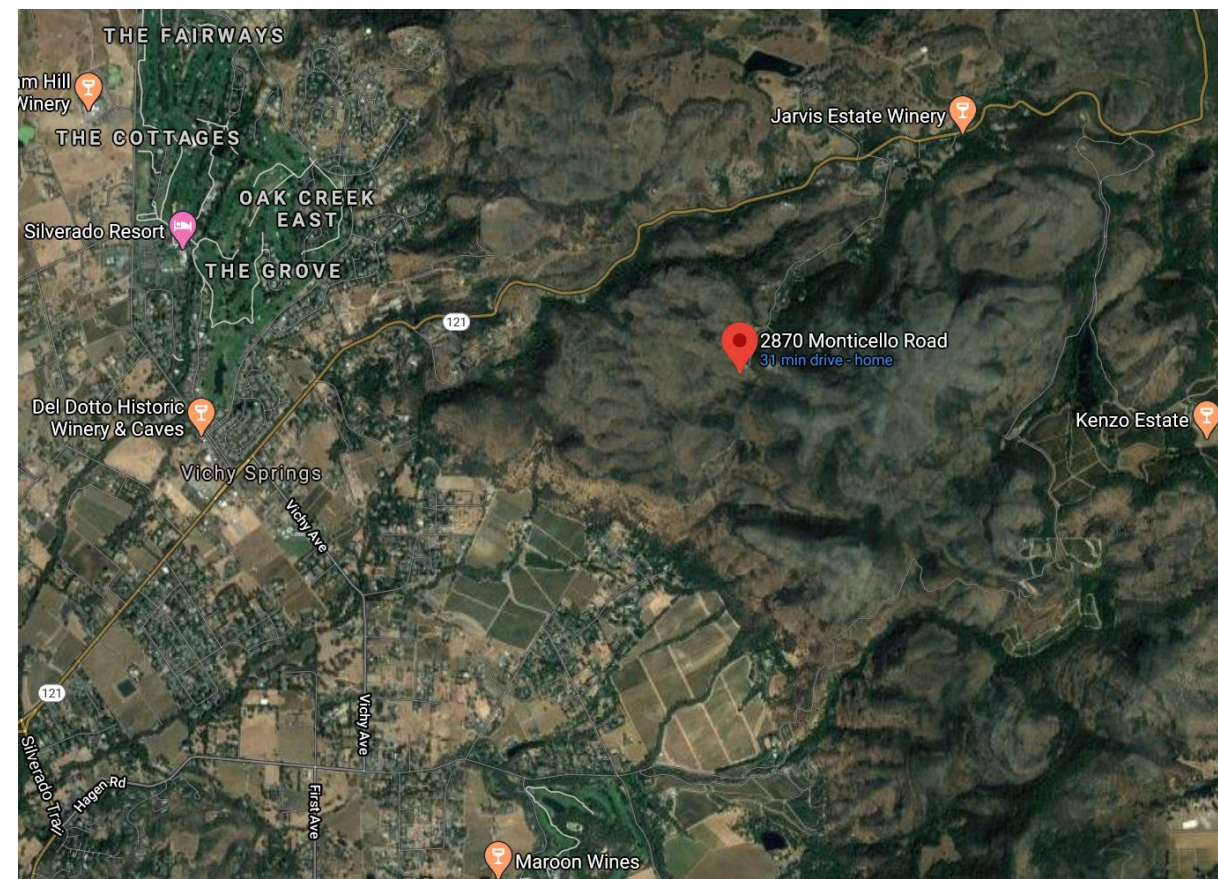
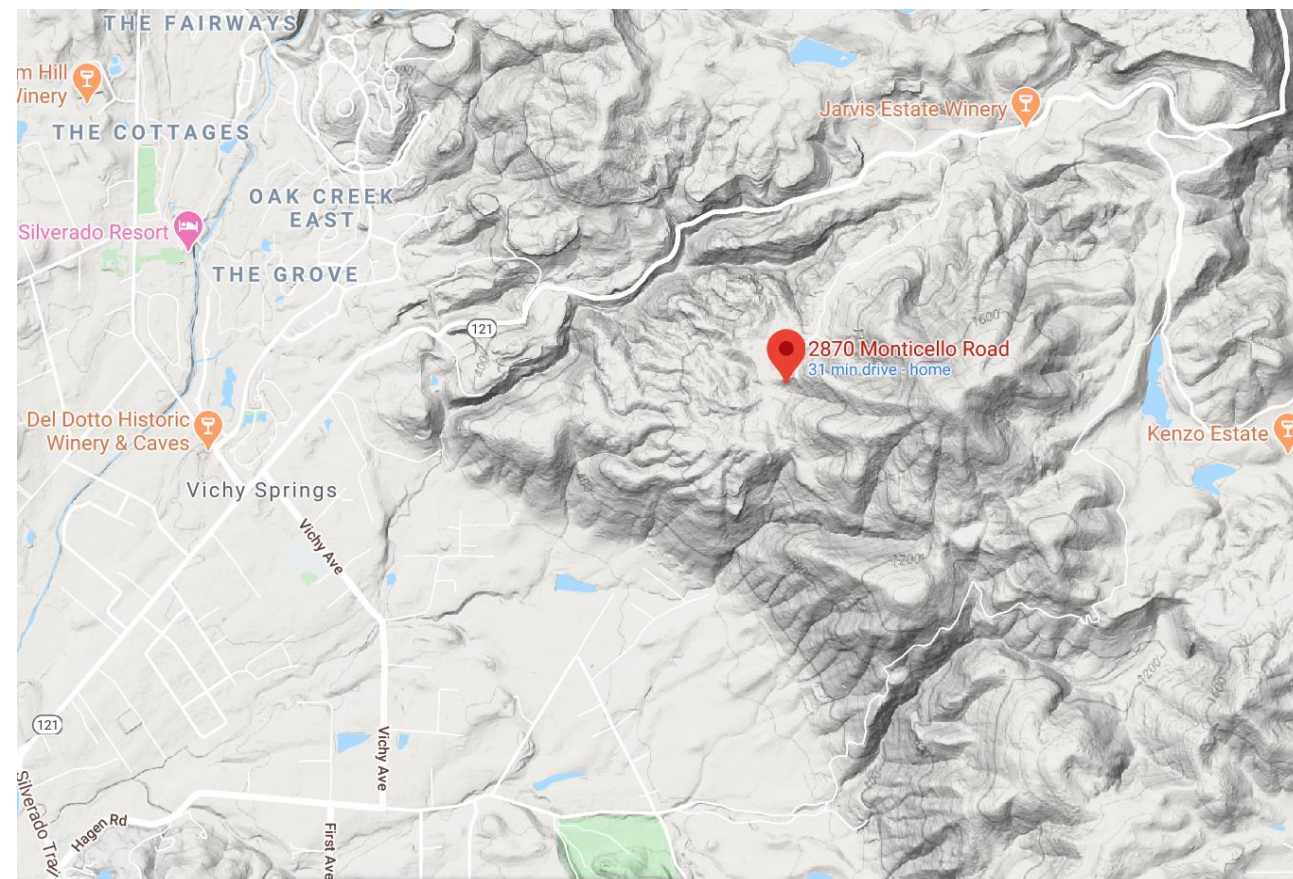
- Main dwelling: Can be any size (no limit to Square Foot) if you meet the set back requirements including water, sewer and access
- A second dwelling is allowed up to 1200 Sf
- A cottage is allowed, but limited to 1000 Sf (**no kitchen**)
- Any size agricultural building is allowed (Example: A Barn)
- Recreational type use is allowed (Example: A pool house)

Note: If all the set back requirements are met, the above structures are allowed per plot of land (Buyer must verify this information with Napa county planning department themselves, for there may be other limitations not noted above)

To verify and for more information Contact Napa County Planning Division:

Please Contact **Suzie Gardner-Gambill** at 707-299-1334 or

Terry Abraham at 707-299-1331



The Napa Panoramica

**From The Napa Panoramic to
local Destinations....**

It's Closer than it feels...

From 2870 Monticello Road, Napa CA

Airport Destinations



Napa Airport
13.3 Miles



Sacramento Airport
61.6 miles



San Francisco Airport
69.5 Miles



Oakland Airport
62.3 Miles

Santa Rosa Airport
48.7 miles

Freeway Access



I-80
24 miles



I-680
19.4 miles



CA-12
6.7 miles



CA-29
10.3 miles



3.8 Miles to Silverado Country Club



7 Miles to Downtown Napa



6.7 Miles to Oxbow Market



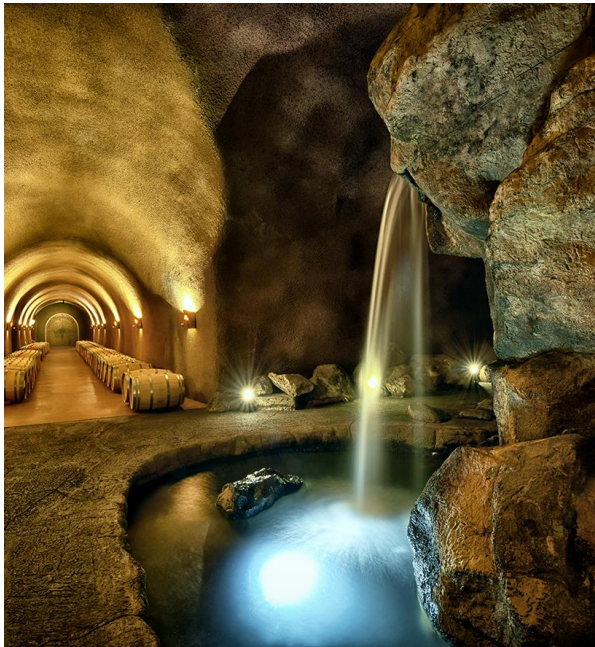
6.5 Miles to Whole Foods Market



3.5 miles to Cordeiro's Steakhouse



18.9 miles to Costco



1.3 Miles



JARVIS
ESTATE



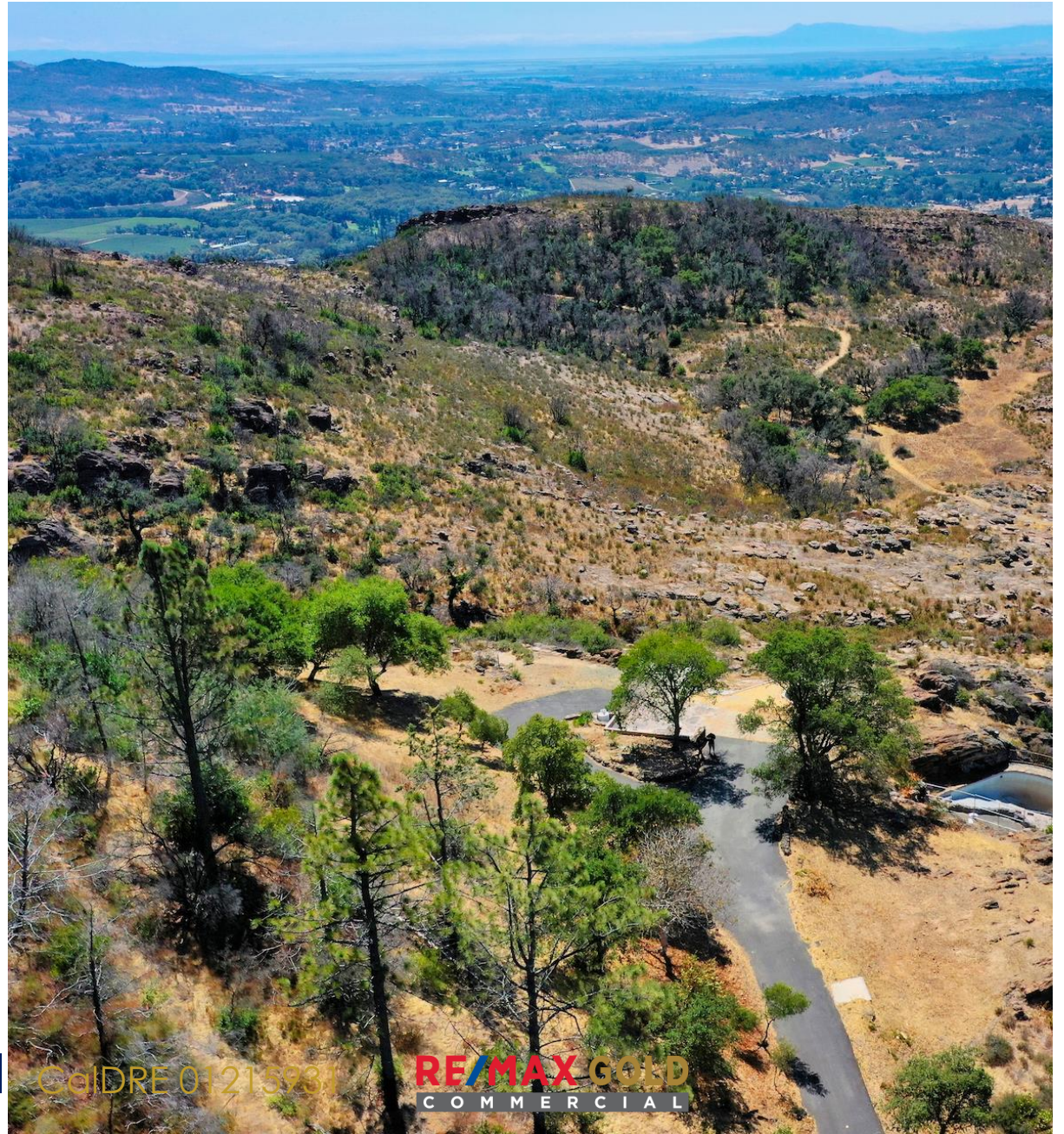
3.5 Miles





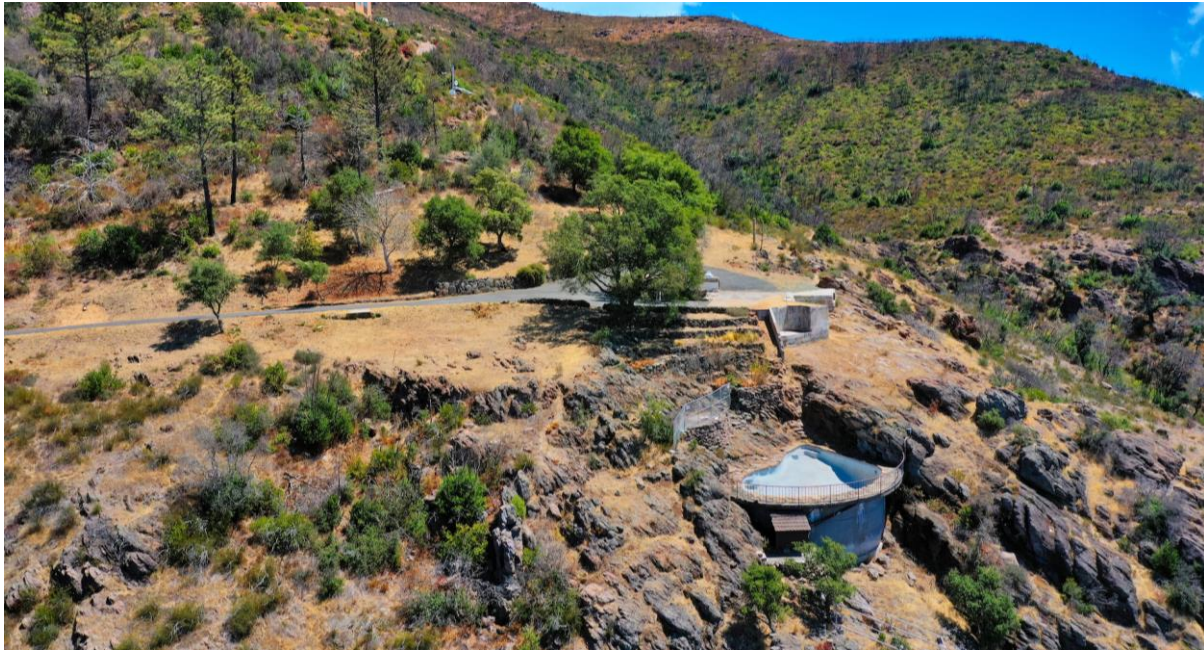


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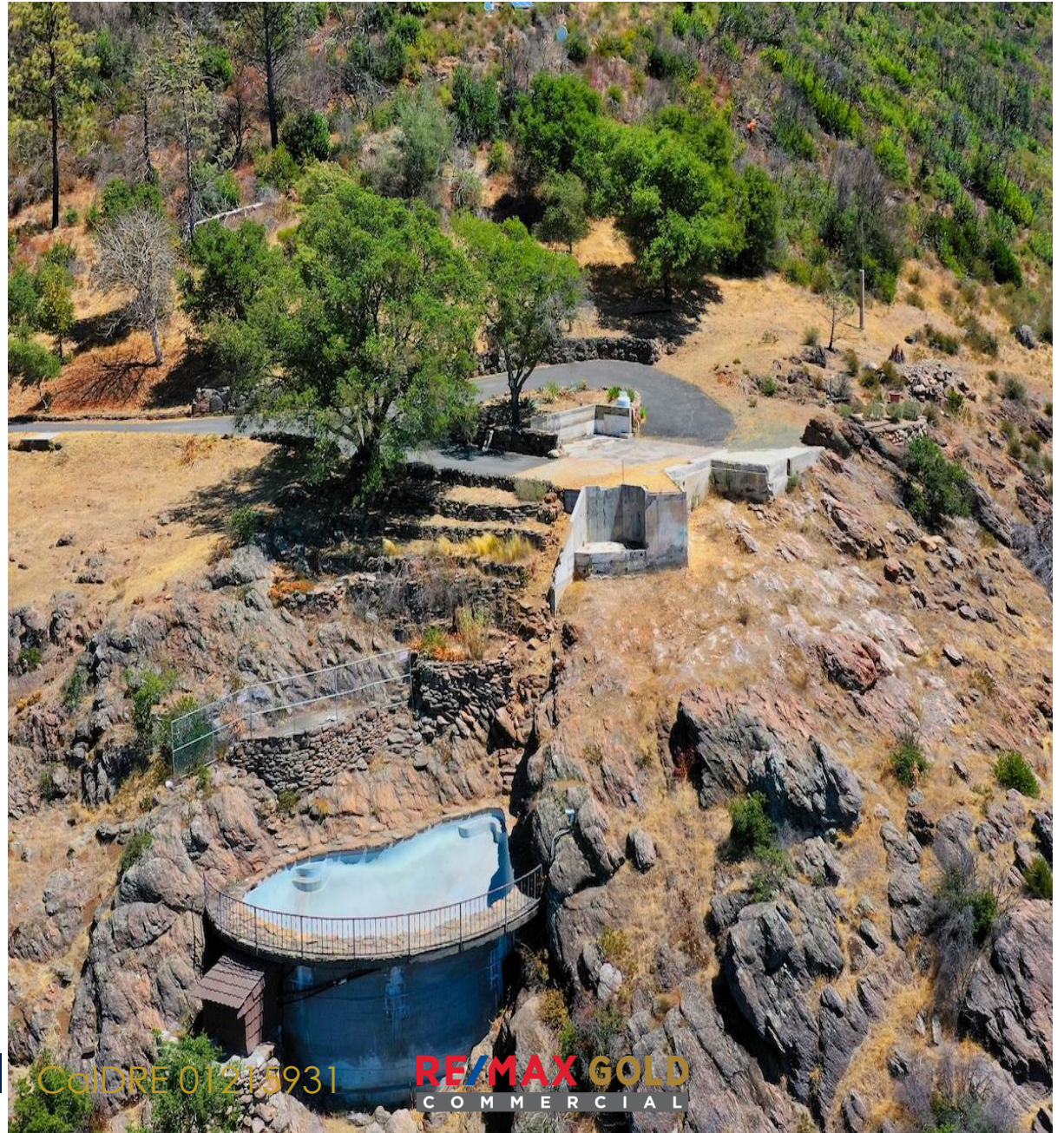


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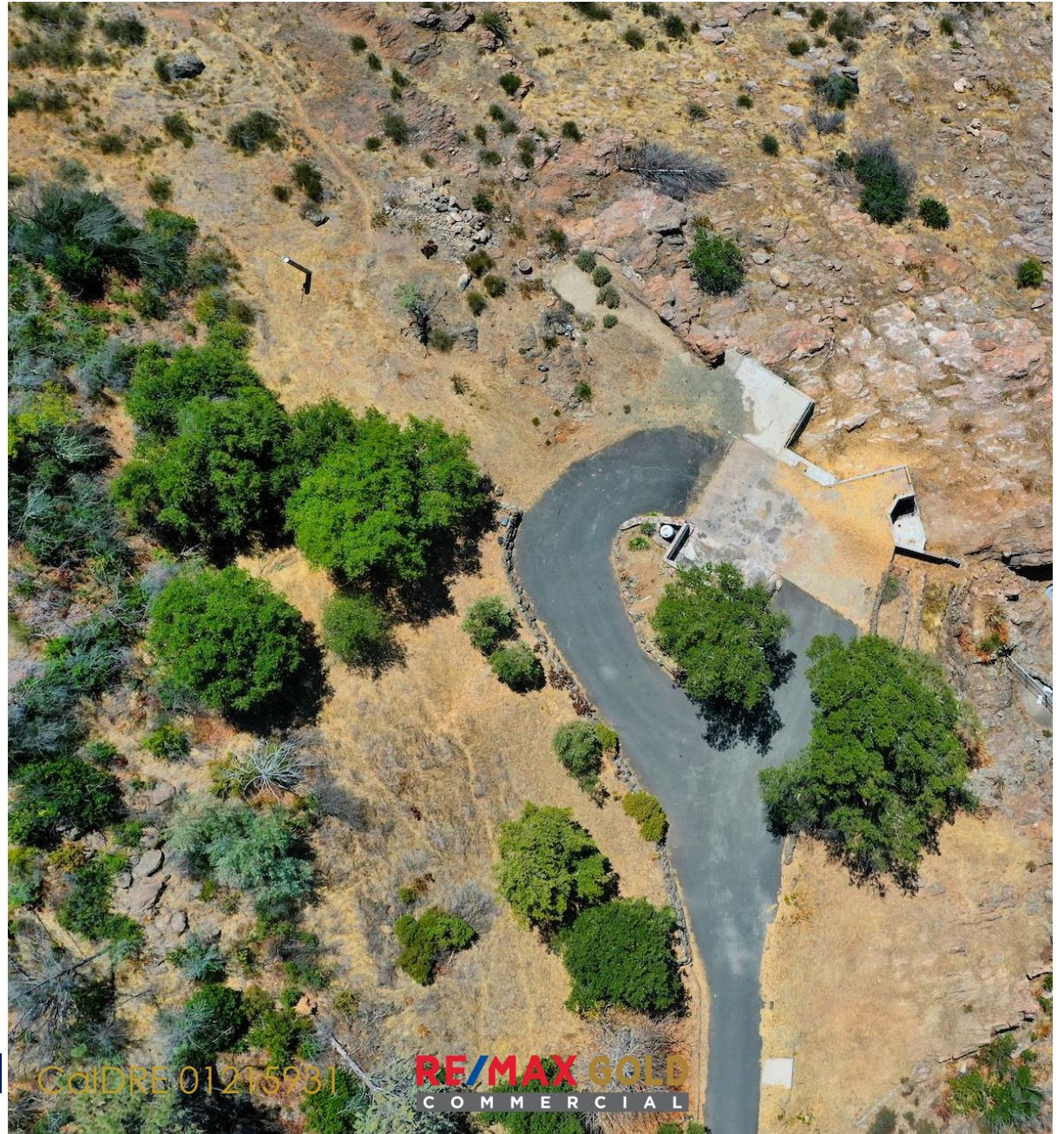


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