

1148 Lodi Lane, St Helena, Ca 94574

\$5,500,000

[www.1148Lodi.com](http://www.1148Lodi.com)

Listed by Erin Lail

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### Overview

- 3 beds
- 3 ½ baths
- 3,295 Sq ft
- 6.15 +/- acres
- Year built: 1981
- Income producing vineyard
- Vineyard (long-term lease)
  - Cabernet
  - 3.9 +/- acres
- Ideal setting
  - Private
  - Close to town
- Views of Duckhorn Vineyards
- Front sitting porch
- Wood floors throughout main living areas
- Additional Structures
  - Guest house- 622 sqft
  - Barn/carport/tool and wood storage- 520 sqft
  - Office space- 280 sq ft

## Main Level

### Livingroom

- Freestanding wood stove
- Large windows with vineyard and mountain views
- Abundant natural light
- Built-in shelving
- Patio access

### Family Room

- Wood burning stone fireplace
- Large open area with spectacular views into the vineyards
- Attached outdoor patio with spectacular vineyard views
- Recessed lighting
- Exposed beam ceiling
- Dining nook
- Large windows w/ vineyard and mountain views
- Abundant natural light

### Kitchen

- Granite countertops
- Ample cabinet space
- Bosch stainless steel appliances
  - Dual oven
  - Refrigerator
  - Dishwasher

#### En-suite Bedroom

- Private patio with stunning vineyard views
- Ceiling fan
- Dual pane windows
- Walk-in closet w/ shelving
- Vineyard and mountain views
- En-suite bathroom
  - Built-in medicine cabinets
  - Tile flooring
  - Kohler Sink
  - Separate tub and shower

#### Bedroom #2

- Large bay window
- Closet w/ shelving
- Sitting nook

#### Amenities

- Laundry room w/ ½ bath
- Utility room
- Linen closet
- ADT Security system
- Wet bar w/ sink and Bosch dishwasher
- Guest house
  - Kitchenette
  - Private patio w/ vineyard and mountain views and hot tub
  - Mitsubishi wall-mounted A/C unit
  - Dual sink vanity and separate toilet and shower area
  - Separated driveway from the main house
  - Private
  - Wood burning fireplace
  - Daybed/reading nook with vineyard views
  - Hardwood floors

## Upper Level

#### Bedroom #3

- Double closets
- Vineyard and mountain views
- Abundant natural light
- Large and spacious
- Alarm access

#### Bathroom #3

- Bathroom with stall shower
- Vineyard and mountain views
- Storage closet

Attic Space

2<sup>nd</sup> Thermostat

## Grounds/Utility

- 270 degrees views
- Unobstructed east and north views
- Partially fenced rose garden w/gazebo
- Mature oak trees for ample shade
- Inviting and private driveway
- 2 wells
  - 4 gpm
  - 20 gpm
- Dual A/C system
- New 8 bedroom engineered septic system
- Pump house
- Garage w/ potential living area
- Misc. building currently doubling as a music studio
- Barn/carport
  - Tool storage
  - Wood storage