



999MeeLn.com

*999 Mee Lane
St. Helena, California*

Offered at \$5,495,000

Decker
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Lagniappe Estate & Vineyards

This approximately 4.68 acre French-country inspired estate features a touch of New Orleans elegance. Located in the heart of Napa Valley and surrounded by vineyards just minutes from downtown Saint Helena and Yountville. Known as Lagniappe Estate and Vineyards, the property derives its distinct and truly fitting name from the French/Creole word "lagniappe" (pronounced Lan Yap), meaning "a little something extra". The property is comprised of three legal parcels, including a 2.84+- acre Cabernet Sauvignon vineyard with a history of grape sales to highly acclaimed wineries in the region, a 2,014+- square foot home on .81+- of an acre, and a 2,070+- square foot carriage house on 1.03+- acres.

The main residence has two levels. The first level houses a formal foyer, a living room - complete with wood-burning limestone fireplace, walnut-planked flooring, ten-foot high ceilings and three sets of copper-clad French doors opening onto marble terraces and a secret courtyard, and a stunning gourmet kitchen presented in the 2013 *Annual Home and Garden Tour* featuring premium appliances, marble floors, custom hammered copper sinks, and hand-painted soffit by artist Angela Tirrell. The second level is accessed through a walnut-planked staircase leading to the master suite with 13-foot barrel vaulting ceilings, gas fireplace, luxurious spa-like bath with private balcony, and a walk-in closet with custom cabinetry.

The estate is furthered by the two-level carriage house with a multifunctional lower level able to accommodate three cars - currently housing two cars and a fitness/recreation room, a full bath with walk in shower, a pool suite/cabana and a room with architectural plans for a 2,500-bottle wine cellar. The upper level serves as guests' quarters with two bedrooms, a kitchen, living and dining areas, one bath and an 800+-square foot terrace overlooking an oyster-shell bocce court below. A swimming pool and spa, potting shed, Claudia Schmit-landscaped grounds and 80-year old redwood groves only add to this captivating oasis.

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Asking Price	\$5,495,000
Assessor's Parcel Numbers	030-230-029, 030-230-030, 030-230-026
Zoning	Ag Preserve
Parcel Size	Approximately 4.68 acres
Location	Approximately 74 miles to San Francisco International Airport Approximately 68 miles to Oakland International Airport Approximately 31 miles to Charles Schulz Airport in Santa Rosa Approximately 62 miles to the Golden Gate Bridge Approximately 61 miles to the Bay Bridge
Background	Seller purchased property in 1998 Redesigned and rebuilt in 2004-2005 Architect: Don Gross Design Associates Landscape Designer: Claudia Schmidt
General	3 legal parcels 2.84 +/- acre, 4,500 +/- vines Cabernet Sauvignon vineyard Rutherford appellation Main house: 2,014 +/- sq. ft., 1 bedroom, 1.5 baths Carriage house: 2,070 +/- sq.ft., 2 bedrooms, 1 bath Pool cabana Workout room Oversized 2 car garage Outdoor fireplaces In-ground pool Bocce court 50 redwoods 500 roses Extensive terraces and balconies Napa stone, stucco and slate Copper Clad windows French doors Lutron Lighting 360 degree vineyard views, Rutherford AVA Four fireplaces: one wood burning, two propane and one bio fuel Design in place for a 2500 bottle wine cellar
Exterior	Napa Valley stone and stucco Slate roof Copper-clan patio doors (12) to marble decks plus copper rain drains 12 volt outdoor exterior decorative lighting

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Main House	Two-story 1 bedroom 1.5 bathrooms 2,014 +/- sq.ft. 10 ft. ceilings on first floor
Foyer	Marble floors Arched front door
Great Room	18' x 34' 10 ft. ceilings Wood burning, faux Limestone stucco fireplace Custom cabinetry 3 sets of French doors, 2 arched Onyx and marble tiled wet bar
Kitchen/Dining	600 +/-sq.ft. Don Gross-design Dining area Marble floors Honed Rosso Damasco marble counter tops 2 Custom hammered copper sink Crystal cabinetry with rollouts Chandelier Lutron lighting, programmable Copper Clad windows with French doors lead to marble terraces with access to pool/patio/fireplace/views Bevolo gas lamps Dacor gas range and oven Sub-zero refrigerator and freezer drawers Bosch& Fisher Paykel dishwashers
Master Suite	13 ft. barrel vaulted ceiling Gas fireplace Walk-in closet with custom cabinetry Balcony access
Master Bathroom	Custom marble bath Luxurious spa bath with 2 person shower Limestone vanities Enclosed Geberit commode
Powder Room	Custom cabinet sink Crystal chandelier Geberit commode

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Carriage House	1620 +/-sq. ft. 10 ft. ceilings
Lower Level:	Pool cabana Workout room Garage
Upper Level:	2 bedrooms 1 bathroom Open plan Kitchen/Living/Dining room Office with wet bar – 22' x 27'
Wine Tasting Room	24' x 11' Adjacent to wine tasting room Architectural plans for adjacent 2500 bottle wine cellar
Pool Cabana	30' x 15' Located just off the pool & patio Luxurious bathroom with walk in circular shower
Workout room	30' x 15' Built-in storage and workbench
Garage	2 car over-sized garage 900 +/-sq. ft.
Infrastructure	Private well, 250+/- ft. deep Reverse osmosis water softening system 5,000 gallon tank for home/landscape/fire/protection Propane gas for central heating and air conditioning 18kW air-cooled gas propane generator Propane plumbed gas lamps, stoves and BBQ Integrated sound system Alarm system (Fire & Burglar) Lutron Lighting 12 volt outdoor decorative lighting by Keith Babitch Renovations executed to current earthquake standards
Vineyard	Approximately 2.68 acres Cabernet Sauvignon, replanted in 2000 Clone 337- rootstock 039-16, 6' x 4' spacing North-south vine orientation 4,500 +/- vines (head-trained-single cordon)

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The vineyard was redeveloped by Jack Neal & Son. Mark Neal oversaw the removal of all previous vines and extensive ground work, including the addition of volcanic rock, new trellis 7 wire, new irrigation system with frost protection and a new 250 ft. well.

Organic farming began in 2003
California Certified Organically Farmed in 2006.
Continues to be farmed sustainably.
Vineyard management by Jack Neal & Son 2001-2007 and
A. Elena 2008-present.

Production History:

Cabernet Sauvignon
2015: 7.8 tons sold to J. Moss Wines
2014: 8 tons, sold to J. Moss Wines
2013: 9 tons, sold to Reynolds Family Winery
2012: 11 tons, sold to Reynolds Family Winery
2011: 6 tons, sold to Cairdean
2010: 9 tons, sold to Alpha Omega
2009: 6 tons, sold to Delectus (Custom Crush Project)
2008: 11 tons, sold to Delectus
2007: 12 tons, sold to Caymus
2006: 10 tons, sold to Quintessa-Faust
2005: 13 tons, sold to Quintessa-faust
2004: 8 tons, sold to Neal Family
2003: 8 tons, sold to Neal Family
2002: 6 tons, sold to Neal Family
2001: 6 tons, sold to Neal Family,

Wine Notes:

2013 Vintage - Dived tonnage: 5T to Paul Hobbs for Bruce Ahnfeldt and 4T to RFW
2012 Project with Alfonso Elena at his winery a blend of petit verdot 80% and Lagniappe CS 20%
2010 Vintage - Alpha Omega a Bordeaux blend expected 18%. "Release" second label 100% CS
2008 Vintage - 86% CS grapes from Lagniappe Vineyards Release Price \$75.00.
2006 Vintage - Winemaker's Selection-12 Napa Valley Winemaker's "Highly Recommended."
2005 Vintage - 92 points Wine Enthusiast Magazine. "Will undoubtedly age well."
2005 Vintage - Bordeaux style, Faust Wine "#5 Most Popular Restaurant Cabernet!"
Premium priced: All above vintages have a retail price point at \$50.00 or above at release date.

Outdoor Living

37' x 16' black-bottom, Pebbletec, heated in ground pool and spa
Illuminated 60ft oyster shell bocce court
144 +/-sq.ft. potting shed with sink and beamed ceiling

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Landscaping

Formal parterres
50 Redwoods
4,500 +- Cabernet Sauvignon vines
Mature Oak and Redwood outdoor "rooms with paths
Mature fig and citrus trees
Rose garden
Dogwoods and flowering hydrangeas
Automatic irrigation

Included in the sale

Gas Lamps
Statuary
Fountains
Decorative pots
Barbecue
Benches
Vineyard truck
All chandeliers
Couches in pool room
Exercise equipment
Washer and dryer
Ikea cabinets
Etagerie in Wine Tasting room
Entertainment center in main house on 2nd floor

Excluded from the sale

Both dining sets (pool deck and secret garden)
Four Italian decorative pots (pool deck and front terraces)

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COUNTY ASSESSOR'S PARCEL MAP
CAYMUS RANCHO

Tax Area Code
85001

30-23

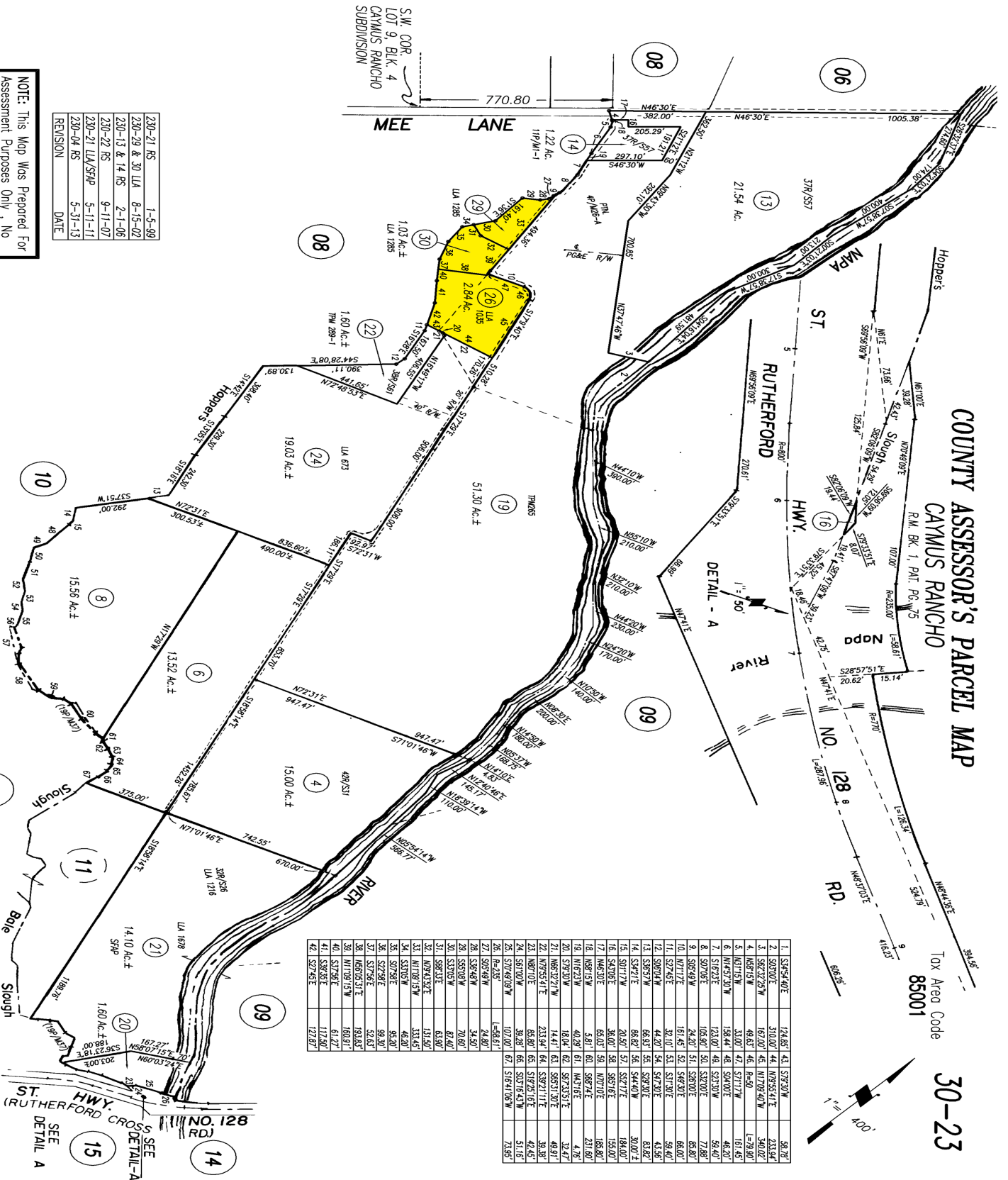
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230-29 & 30 LLA	8-15-02
230-13 & 14 RS	2-1-06
230-22 RS	9-11-07
230-21 LLA/SFAP	5-11-11
230-04 RS	5-31-13
REVISION	DATE

NOTE: This Map Was Prepared For
Assessment Purposes Only, No
Liability is Assumed For The
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Hereon.

NOTE: SFAP=Separated for Assessment Purposes Only

County of Napa, Calif. 30-23

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