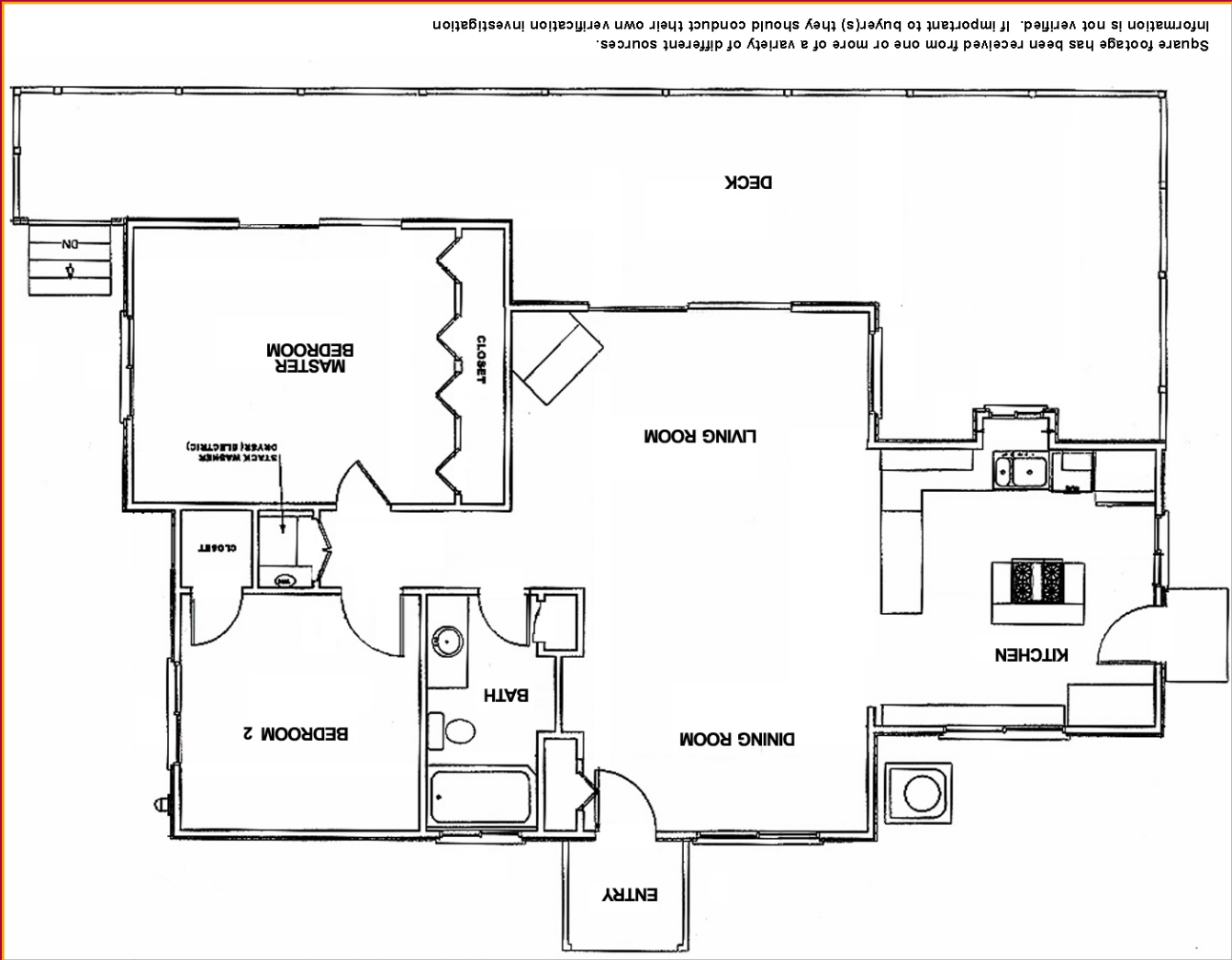




1169 Broadway
 Burlingame, CA 94010
 All measurements are approximate.
 Information in this brochure is not to be deemed reliable.
 Buyer should rely solely on their own due diligence.

AVR Real Estate est 1944

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FLOOR PLAN



AVR REALTY IS PROUD TO PRESENT

4015 Withers Road Carneros Napa \$1,595,000

Carneros...Gateway to Napa

NESTLED AMONG THE VINEYARDS OF THE CARNEROS APPELLATION JUST MINUTES FROM NAPA AND SONOMA SITS THE PERFECT WINE COUNTRY RETREAT. THIS SINGLE LEVEL TWO BEDROOM HOME HAS BEEN PROFESSIONALLY AND TASTEFULLY REBUILT AND UPDATED TO ALLOW YOU TO ENJOY ITS MAJESTIC VIEWS AND THE VINEYARD LIFESTYLE.

IF THE AMBIENCE AND QUALITY IS NOT ENOUGH, THIS 1.24 ACRE PROPERTY DELIVERS THE POTENTIAL TO CONSTRUCT A LARGER FAMILY HOME TO SHARE THIS SPECIAL RETREAT WITH OTHERS.

AN EXTRA BONUS IS THE ORIGINAL BARN THAT CAN BE EASILY CONVERTED TO AN ARTIST STUDIO OR OFFICE.

SO AS THE MUSIC FLOWS FROM THE BUILT IN SPEAKERS, YOU ENJOY A PEACEFUL PANORAMIC VIEW & SIP YOUR FAVORITE WINE FROM A COMFORTABLE PATIO CHAIR, THE ONLY QUESTION YOU SHOULD HAVE IS... "WHY DIDN'T I DO THIS FIVE YEARS AGO"?

FEATURES:

JENN AIR 6 BURNER COOKTOP

GE ELEC CONVECTION OVEN

GRANITE COUNTER TOP

TREX DECK

REMOTE CONTROLLED FIREPLACE

LOW VOLTAGE LIGHTING

2500 GAL WATER STORAGE

SMART HOUSE CAPABLE

STAMPED COLORED CONCRETE DRIVEWAY AND PATIO

AIR CONDITIONED

VAULTED CEILINGS

TRAVERTINE 18" FLOORS

WINE COOLER

STACKING WASHER & DRYER

BARN EXPANSION OPPORTUNITY

INSULATED GARAGE



The Value of This Offering Lies in The Approved Buildable Lot For A Large Family Home