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VALLEY**

REAL ESTATE BUYER'S GUIDE

VOLUME 11

NO. 21



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New Listings daily at cbnapavalley.com

You have questions? We have answers....

Q: I recently purchased an REO property from a bank and was required by their contract to use a title company located in Southern California. In addition to the inconvenience, the cost was quite high for the escrow services that they performed. I understand that there is a new law that prohibits this practice of designating a title company.

A: You are correct. The governor just signed an emergency bill effective October 11, 2009, which prohibits a bank or other financial institution that acquired title to the property through a foreclosure (trustee's sale) from requiring the eventual purchaser of the property to utilize and/or pay for title insurance or escrow services from a particular company. The new law is called the Buyer's Choice Act and it applies to sales of residential properties with 1 to 4 units. The law does not prohibit the buyer from agreeing to use a title or escrow company recommended by the seller, but only if the seller first gives the buyer written notice of the right to make an independent selection.

There will be times that a buyer feels that it is in his or her best interest to use the title or escrow company recommended by the REO bank/seller. Before making this decision, I suggest that you call the recommended institution

for a title and escrow fee quote based on the particulars of your transaction. Armed with their quote, you can make an informed decision about whether it makes sense to use them.

Send your real estate questions to Coldwell Banker Brokers of the Valley, 1775 Lincoln Ave., Napa, CA 94558.

Q: I've heard that the current Homebuyer Tax Credit won't expire November 30, 2009, and that it might be extended? Can you tell me more?

A: President Obama signed the extension of the Homebuyer Tax Credit November 6, 2009. Under the new plan, homebuyers must enter a binding contract no later than April 30, 2010 and close escrow before July 1, 2010. The new plan increases income eligibility limits and includes a credit for qualified current homeowners. As always, we suggest you consult your tax advisor regarding your individual qualifications.

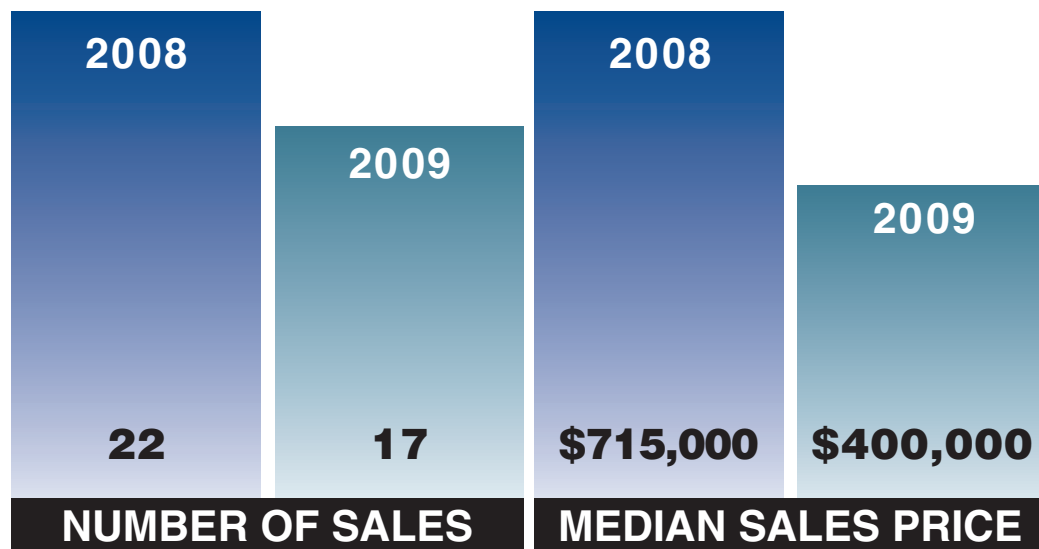
For answers to your questions about home loans, contact Mortgage Solutions, Inc., (707) 259-5272.

How's your real estate market?

CALISTOGA

The number of sales in Calistoga held fairly steady during the first 6 months of 2009, but the median price of homes sold plunged 44% from \$715,000 recorded during the same period in 2008. One reason for the decline in median price was that distressed properties accounted for 9 of the 17 sales. There were only 4 sales in excess of \$500,000. Sales ranged from a 3 bedroom, 2 bath condominium selling for \$171,000 to a 31 acre building site with guest home that went for \$1,750,000.

Data reported here reflect sales of single family homes.



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Elegant Tuscan Estate w/ Panoramic Valley Views on 23.94ac. Custom home w/vaulted ceilings, formal LR & DR, grmt kit, wine cellar, stone guest house, pool/spa, tennis court, & more! 1138SG
\$14,400,000 **3 bdrm/3.5 bath** **Oakville**



The Ultimate Country Vineyard Estate! New luxury home with panoramic views seamlessly blends exquisite materials, superior craftsmanship, and state-of-the-art conveniences. 1365ML
\$8,695,000 **4 bdrm/5 bath** **Napa**



Glorious 67 Acre Mountain Top Estate with commanding views of Napa Valley to San Francisco. Four bedroom suites, cabana/media room, 60' pool, spa, plantable acreage. www.villacelestenapa.com 1493CG
\$7,800,000 **4 bdrm/4 bath** **Napa**



Spectacular Knoll Top Setting with dramatic entry and soaring ceilings. 4 bed. Den, formal liv. & din. rooms, 3 frplces, artist retreat & guest cottage. 15 acres, 7.5 of premium vines. 0711CR
\$3,295,000 **4 bdrm/3.5 bath** **Napa**



Impressive Country Modern Estate with superb views of the Palisades, guest apartment, fitness/media room, 5 car indoor parking, wine cellar, pool and cabana. www.1711garnettcreek.com 1227CG
\$3,295,000 **4 bdrm/5.5 bath** **Calistoga**



Gracious 5BR/4.5BA Victorian House, 2BR/2BA guest house, and charming 1BR/1BA cottage are comfortably sited in a private natural setting. www.3100silverado.com 1484CG
\$2,995,000 **8 bdrm/7 bath** **St. Helena**

RESIDENTIAL \$14,400,000 - \$2,995,000 3

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RESIDENTIAL \$2,750,000 - \$2,250,000 -4



19+ Acres in Diamond Mt. AVA with spectacular views. Potential for 11 acre premium vineyard, winery, caves, and/or estate building site. 3 existing homes and barn. www.diamondmtviews.com 1433CG

\$2,750,000 **6 bdrm/4 bath** **Calistoga**



Magnificent. Silverado Crest. Beautiful & well appointed, custom home. Approx. 4600 sq ft w/ 3 car garage, gourmet kitchen, spacious rooms, 2 fireplaces. Grand outdoor entertaining w/ pool. 1318JF

\$2,495,000 **5 bdrm/4 bath** **Napa**



Magical setting with commanding vineyard views. 3BR/3BA classic home recently remodeled and sited on 1.3 +/- acres. Designer kitchen/baths, 5 car indoor parking. www.primesainthelena.com 1503CG

\$2,400,000 **3 bdrm/3 bath** **St. Helena**



The Quintessential "Napa Valley Farmhouse" Totally remodeled, wrap around porch, pool, lovely old stone building on property. Designed by Valley Architects. Superb home waiting for a BUYER. 1290JD

\$2,395,000 **3 bdrm/3 bath** **Angwin**



Vibrant & Sensational doesn't begin to describe this Estate nestled on an acre facing vineyards. 3br, 3ba plus 500sf studio & wine storage. Exquisite gourmet kitchen. Incredible landscape. 1423SA

\$2,345,000 **3 bdrm/3 bath** **Napa**



Beautiful Silverado Highlands Estate gated community, 1/2 acre lot with charming 200 vine vineyard! 4 Fireplaces, granite counters. Huge balcony from main level - perfect for entertaining. 0737SA

\$2,250,000 **4 bdrm/3.5 bath** **Napa**

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Two Parcels Offered, 1 w/approx 11.85 acres, 3bdrm/3ba house, lush gardens, outdoor entertainment area & valley views along w/2nd parcel of approx. 10.91 acres. Winery permit process under way. 1455LG

\$2,225,000 **3 bdrm/3 bath** **Calistoga**



Country Estate with estate quality grounds, pool/spa, sport court, built-in trampoline, & pond/fountain. The home includes a remodeled kitchen, playroom/den, & sauna. SCC membership avail. 1104SG

\$2,195,000 **5 bdrm/4 bath** **Napa**



Gorgeous, Upgraded Estate Home with incredible hardwood floors, completely redone kitchen, stone fireplace, master bath redone with radiant heat floors, beautiful valley views. 1212SA

\$2,095,000 **4 bdrm/3 bath** **Napa**



Silverado Country Club Home. Designed for entertaining. Wonderful valley views, outdoor BBQ, spacious rooms, 2 fireplaces, wine cellar & gourmet kitchen with breakfast area. A must see! 1057DK

\$2,085,000 **3 bdrm/3.5 bath** **Napa**



St. Helena Gated Country Compound - a licensed B&B - in private location with sweeping western views. 3BR/2.5BA home, 3BR/3BA guest house, stone terraces, spa, privacy. www.sainthelenabb.com 1432CG

\$1,995,000 **7 bdrm/5.5 bath** **St. Helena**



Family & Lifestyle Trump Urgency! It's time to live your dream of creating a home and retreat for your family and friends! A place & space to experience and make unforgettable memories! 1328LF

\$1,995,000 **3 bdrm/2 bath** **Napa**

RESIDENTIAL \$2,225,000 - \$1,995,000

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RESIDENTIAL \$1,950,000 - \$1,795,000

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6



A Dream Destination! Private and tranquil 4BR/3.5BA Italianesque villa on 2.7 acres with mountain and vineyard views. Idyllic location among top wineries and estates. www.villafishestate.com 1494CG

\$1,950,000 **4 bdrm/3.5 bath** **St. Helena**



Wonderful Victorian Farmhouse in the heart of the Wine Country. Almost 3 acres of enchanting views from your "perfect porch". Lovingly remodeled. Come fall in love with this enchanting home. 1233CR

\$1,950,000 **3 bdrm/1 bath** **Napa**



Exclusive Knoll top Property on 100 acres in Siskiyou County with 270 degree views of Shasta Valley. Privacy, country & lovely custom built home. Go to Shastaviews.com for more information. 1309GO

\$1,890,000 **5 bdrm/4 bath** **Yreka**



Simple Lines, wood siding & welcoming front porch look much as they would have 70 years ago, but inside the front door, the past gives way to the present. Clean stylish design for a NV lifestyle. 1453MR

\$1,850,000 **2 bdrm/2 bath** **St. Helena**



Gated Custom Home on 1.28 Acres with HIGH STYLE, elegant design and 900 Cabernet vines. The house is surrounded by spacious decks & awesome views! High end materials throughout! 1350HT

\$1,835,000 **2 bdrm/2 bath** **Napa**



Brand New 3bd Plus Den/Study on over 1 acre with guest house. Hardwood floors throughout, Great Room, breakfast nook, formal dining & family room. Jetted tub & 2 walk in closets in Master BR. 1395SA

\$1,795,000 **3 bdrm/3 bath** **Napa**

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Beautiful Setting backing up to open space with an Architecturally delightful & elegant 4BR residence. Timeless finishes include hardwood floors, floor to ceiling windows & lots of balconies. 1528SA
\$1,795,000 4 bdrm/3 bath Napa



Silverado Country Club, 2005, 3468 sq ft, .526 ac. 4 Bed/ 4.5 Bath. Napa Valley Views, 3 Fireplaces, Gorgeous Marble Master Bath w/ Master Suite on Main Floor, Gourmet Kitchen, 3 Car Garage! 1410CT
\$1,790,000 4 bdrm/4 bath Napa



Unique Opportunity to Celebrate the Napa Valley Lifestyle! Vintage farmhouse sits on 1.48 acres surrounded by vineyards with 2 bedroom guest house, sparkling pool and breathtaking views. 1344CR
\$1,695,000 3 bdrm/3 bath Napa



Panoramic western vineyard views make this +/- 12 acre East Napa estate the quintessential wine country retreat. 6 Bedrms, 4 baths & large deck to enjoy endless sunsets. Beautiful pool! 1527IO
\$1,695,000 6 bdrm/4 bath Napa



Exceptional, Gated 65 Acre equestrian ranch with an exquisite home situated among wooded hillside terrain with heritage oaks and breathtaking vistas, only 20 minutes to Silverado. 1495JB
\$1,649,000 4 bdrm/2 bath Napa



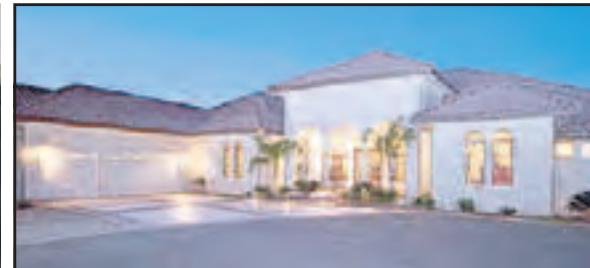
Tuscan Estate Home in Silverado Country Club. Complete renovation includes imported Turkish stone, tile, solid wood doors, wood windows, plaster, restored barn style wood & so much more. 1293JB
\$1,595,000 4 bdrm/3.5 bath Napa



Set on a Unique 1/4 Ac. Riverfront Lot. Open & covered patios offer close views of the Napa River and wetlands & further to Mt. George. There is a 40 ft. dock ready for a yacht or canoe. 0924SB
\$1,500,000 3 bdrm/2 bath Napa



For Sale or Lease (all or part) w/right-of-first purchase refusal. Remodeled 1890 Victorian Class "A" office building, 9 offices, 4 baths, lobby/ kitchen/ basement/ garage. Live/ work use OK. 1502SG
\$1,495,000 Napa



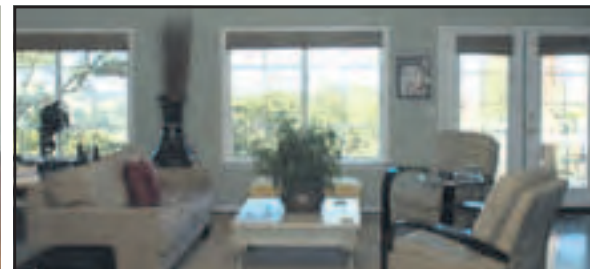
This Beautiful Home sits on 10 acres+ with 360 degree views and you look at Majestic Mt. Shasta from inside the home. Very private with world class fishing all around. A must see property. 1430DS
\$1,480,000 3 bdrm/3.5 bath Cottonwood



Celebrate the Holidays in this beautiful home tucked away in a storybook setting on over an acre. Oak studded grounds, in ground pool & vineyard views. Over 2800sq. ft, 2 frplc, 3 bd, 2 bath. 1499CR
\$1,395,000 3 bdrm/2 bath Napa



Stunningly Modern Remodel House on 1.46 acres calling to the chic owner who wants it all, vineyard views, close to Yountville, salt water pool, bocce court and two bedroom guest house. 1517DB
\$1,395,000 2 bdrm/2 bath Napa



Elegant Silverado Highlands Villa with views over golf course and valley. Expanded living room with built in bookcases & desk. Tiled patio, perfect for entertaining & enjoying the view. 1220SA
\$1,395,000 3 bdrm/2 bath Napa

RESIDENTIAL \$1,795,000 - \$1,395,000 7

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\$1,395,000 - \$1,195,000

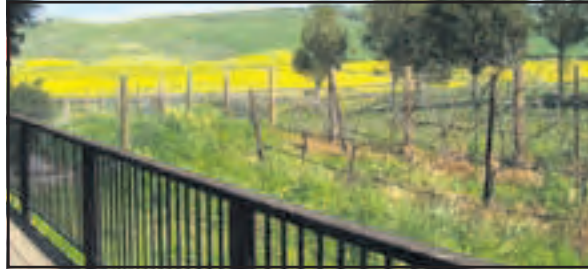
RESIDENTIAL

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Opportunity Knocks - Zoned Community Commercial potential uses include B&B, spa, residential income, wine tasting, retail & live-work space. Start your own business with frontage on Hwy 29. 1374DB

\$1,395,000 6 bdrm/6 bath Calistoga



Totally Unique Property on the 17th green of Eagle Vines Golf Club. 2.1 acres, 1/2 acre in vines. Spacious 3bd, 3.5ba home. Beautiful kitchen. French doors. 1000 sq. ft of covered decking. 0856CR

\$1,367,500 3 bdrm/3.5 bath American Canyon



A Beautifully Crafted Home blending artfully with its setting. Guest cottage, wine cellar, French doors with transoms, Clerestory windows, concrete surfaces, found doors, views, 2.3 acres. 1464HS

\$1,350,000 2 bdrm/2.5 bath Angwin



Idyllic and Private Setting overlooking neighboring vineyards. Stylish and spacious 5BR main home with great room and family room, 2BR second home, sunny artist studio. www.512pinehill.com 1509CG

\$1,350,000 7 bdrm/4.5 bath Angwin



Queen Anne Victorian, 1888 national historic home. 19 expansive rooms on 4 levels. Beautifully preserved. Multi-zoned corner lot in Napa's downtown and Riverfront. Original carriage house. 1399CT

\$1,298,000 4 bdrm/3 bath Napa



REDUCED!! Seller Says SELL! Lovely 6.5 Acres & 5 bed, 3.5 bath home with beautiful country views, pool, and 6 stall barn with newer roof. 0946CR

\$1,295,000 5 bdrm/3.5 bath Napa



Vintage Home with superb, unobstructed vineyard views. 4BR/2BA with family room, remodeled kitchen, screened porch, 2 garages, and choice St. Helena location. www.sainthelenviews.com 1434CG

\$1,295,000 4 bdrm/2 bath St. Helena



Gated Park Setting. 2 Separate homes, remodeled guest house w/wood flrs, indoor laundry, fully fenced. Main home Mexican pavers, refaced maple cabinets granite kitchen, pool, spa, barn, must see! 1362KM

\$1,295,000 3 bdrm/2.5 bath Napa



Rare Silverado Country Club, 1956 sq ft, 2 Bed/2 Ba, Stunning Golf Course Views, hardwood floors. All Amenities Available. Can be put on Resort Rental Program. Membership Transferable. 1411CT

\$1,249,000 2 bdrm/2 bath Napa



2 Acre Knoll Top Estate Building Site. Area of new high-end estates. Build a new home or convert existing 2,400 sq. ft., 4 bed 2 bath home to guest house/pool cabana. 1342SG

\$1,199,000 4 bdrm/3 bath Napa



Country Elegance in the City. Rock wall & pillars enhance the private driveway that leads to this spacious and updated Custom home on an Oak Studded one acre parcel. Gourmet kitchen & more. 1467DH

\$1,195,000 3 bdrm/2.5 bath Napa



Estate style entrance to this nicely maintained ranch-style with panoramic views of the Napa Valley & the Coombsville area. Attached guest house has large detached garage. Private grounds! 1482SG

\$1,195,000 3 bdrm/2 bath Napa

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Maison Blanc-Napa Valley Urban country w/ rouse house style main residence new guest house magnificent vineyard views phenomenal estate. Maison Blanc will evoke the "oohs" & "aahs." 1317LO
\$1,139,000 3 bdrm/2 bath **Calistoga**



Silverado Country Club- Private setting w/ open beam ceilings with views of pool and waterfall. Stone fireplace open to formal living room with wet bar. Remodeled master suite. 1153KM
\$1,100,000 4 bdrm/3 bath **Napa**



Downtown Apartment Complex. 8 units mixture of 1-2-3 bedroom \$8,000 month income. 1397GB
\$1,100,000 **Napa**



Stylishly Restored Bungalow with craftsmanship, character and spaciousness. Main BR and kitchen open to airy covered back porch. Office/media room. www.vintagethelena.com 0907CG
\$1,100,000 2 bdrm/2 bath **St. Helena**



Unique Stone Home on the banks of Hopper Creek has old world ambiance with first class amenities and refined interior finishes. Located just minutes from world class restaurants and shops. 1281DB
\$1,095,000 2 bdrm/2 bath **Yountville**



The Fabulous Creek Setting, quality features and Yountville make this duplex something unique. Each unit is: 2 BR, 2.5 BA, 1 car garage, 1,101 SF (from Builder). To be constructed soon. 1053CV
\$1,095,000 2 bdrm/2.5 bath **Yountville**



This beautiful and Very Large Home is located in a Quiet, Upscale Angwin Neighborhood. Two separate living quarters (2 Kitchens) 7 Bedrooms. Large tree covered lot. 1315DS
\$1,050,000 7 bdrm/3 bath **Angwin**



Charming 3BR/2.5BA located on a quiet cul de sac near Main Street. Stylish remodel with fabulous kitchen, romantic dining, fireplace and gentleman's vineyard. www.stylishsainthelena.com 1504CG
\$1,050,000 3 bdrm/2 bath **St. Helena**



Classic Napa Valley Getaway features 4BR/3BA, gourmet kitchen, family/media room, stone fireplace, sunny deck, wooded knoll setting. Ride your golf cart to Meadowood. www.130knollplace.com 1486CG
\$999,000 4 bdrm/3 bath **St. Helena**



Value find at Silverado! Gorgeous Gourmet Kitchen, vineyard views, over 3000sq.ft. of living space with 4 bedrooms, 3 baths and 3 car-garage. 1506HT
\$995,000 4 bdrm/3 bath **Napa**



Live the Life! Prestigious Monticello Park beauty- 4 large bedroom, 2 full baths, 3 fireplaces, wood plank floors, over 1/2 acre lot with pool & view of the mountains. 2-Car garage. 1224SV
\$995,000 4 bdrm/2 bath **Napa**



Beautifully Built Custom Home on quiet cul-de-sac. Large Master Suite with separate sitting room. Large gourmet kitchen, crown moulding throughout, Great Room with built in bookcases. 1343SA
\$995,000 4 bdrm/3 bath **Napa**

RESIDENTIAL \$1,139,000 - \$995,000



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\$995,000 - \$859,000



Silverado Country Club luxury at an incredible new price. 3 bed, 5 ba with fabulous kitchen w/ granite counters. Liv rm & den with fireplace. This is a treasure that WILL NOT LAST! 0707CR
\$995,000 **3 bdrm/5 bath** **Napa**



Wonderful Home on a Great Street with a detached studio and a detached office building on over half an acre of lawns and gardens. Room for a pool, bocce court or gentleman's vineyard. 1490CR
\$990,000 **2 bdrm/2 bath** **Napa**



Silverado Country Club Living. Beautiful cared for home, single story w/ double fireplace, family room, lg. kitchen w/ separate eating area. Formal dining. Backyard has grand views. 0673JF
\$985,000 **3 bdrm/2 bath** **Napa**



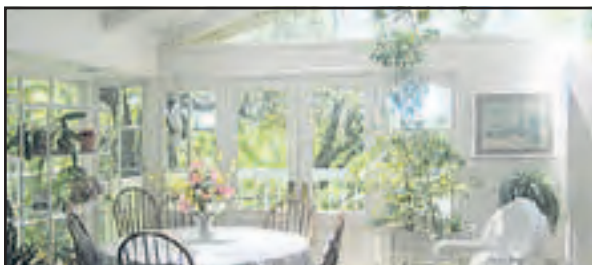
The Fabulous Creek Setting, quality features and Yountville make this duplex something unique. Each unit is: 1 BR, 1.5 BA, 1 car garage, 818 SF (from Builder). To be constructed soon. 1054CV
\$975,000 **1 bdrm/1.5 bath** **Yountville**



One of Silverado Springs Best Locations. Across the street from common pool, spa & tennis courts. Delightful single story w/ 2 fireplaces, formal dining, family rm, eat-in kitchen & carpet. 0520JF
\$945,000 **3 bdrm/2 bath** **Napa**



Silverado Country Club Home with tasteful designer touches throughout. The home features hardwood floors, plantation shutters, beautiful tile kitchen counter tops. Stunning archway entry. 1446KM
\$912,000 **3 bdrm/2 bath** **Napa**



Unbelievable! Over an acre in the foothills with incredible views, & a home that has so much to offer. 5 bd, 3 ba which includes a fantastic kitchen, separate guest unit, fireplace, & pool. 0851CR
\$895,000 **5 bdrm/3.5 bath** **Angwin**



Napa Valley Waterfront, Beautifully Upgraded 1868 sq ft, 3 Bed/2 Bath on 1/3 acre lot. 80 ft private boat dock & kayak bay. In ground Pool. Spectacular View of Napa's Water, Hills & Sunsets! 1163CT
\$895,000 **3 bdrm/2 bath** **Napa**



Historic Old Town Napa Home w/modern conveniences. 3,000 sq. ft. home w/Bamboo floors, high ceilings & updated kitchen. A finished basement with kitchen, bathroom & 2 bedrooms. Great value! 1525IO
\$895,000 **4 bdrm/4 bath** **Napa**



Napa Yacht Club, Single Level, Waterfront Home with a 40' private boat dock (May possibly be expanded to 60'), 3+bed/ 2 1/2 baths & 3-Car Garage, the most desired floor plan in the NYC 1188AS
\$885,000 **3 bdrm/2 bath** **Napa**



COUNTRY AT IT'S BEST! Enjoy the mountain views & the tranquility on your own acre in the Napa Valley. Cute & cozy. Perfect for entertaining inside & out. Enjoy the Artist studio too! 1468SH
\$879,500 **3 bdrm/2 bath** **Napa**



Silverado CC High dramatic ceilings with Carrera Marble entry way, open floor plan w/ light pergo floors. Cul-de-sac location very quiet with water fall & pond. Fruit trees, tennis, golf. 1500KM
\$859,000 **3 bdrm/2 bath** **Napa**

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Puttin' On the Ritz! Eastside location on .57 acre-remodeled from top to bottom w/high end amenities- vineyard & Hillside views -in ground pool, fish pond - over 3200 sqft. Near Silverado CC. 1358SV
\$850,000 **4 bdrm/3 bath** **Napa**



Stunning Turn of the Century Home walking distance to Napa Town Center. Original staircase, wood floors & molding, high ceilings & Lg great room w/ ceiling detail. Chef's dream kitchen too! 1206SV
\$849,000 **4 bdrm/3 bath** **Napa**



This Home is Situated on 1.88 Acre oak studded parcel. One half acre of Merlot gentleman vineyard. Family room & living room have open beam cathedral ceilings & brick fireplace. 1139BC
\$825,000 **4 bdrm/3 bath** **Napa**



Spectacular Eastside Sonoma Home, very private, close to schools. Separate Studio, Pristine landscaping and deck areas great for entertaining, chef's kitchen...A must see! 1402AG
\$815,000 **4 bdrm/3 bath** **Sonoma**



The Perfect Hideaway! A very unique home on 8 acres of mountain. Cathedral ceilings in living rm. Fireplaces in both living rm & Master bd. Spacious kitchen with skylights. Extensive decking. 1270CR
\$699,900 **3 bdrm/1.5 bath** **Napa**



Fantastic Home in a creek side setting on over one acre. Gourmet kitchen, granite counters, 2 fireplaces, travertine flooring. New deck. New roof. 3 car garage. An Amazing value. 0599CR
\$795,900 **5 bdrm/2.5 bath** **Napa**



Enjoy the Napa Valley Lifestyle in this lovely remodeled single story country home on .28 acres. Gourmet kitchen, indoor/outdoor entertaining, wine cellar building, 3-car garage, & more. 1515DB
\$769,000 **3 bdrm/3 bath** **Napa**



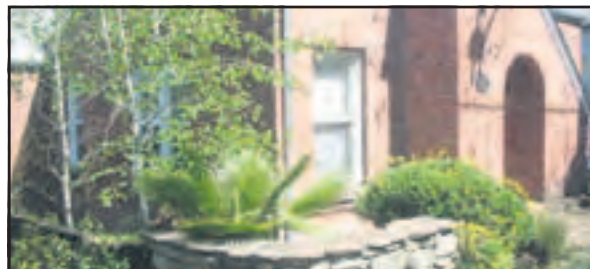
Nestled into a Beautiful Park Like private gated neighborhood this lovely 3bd, 3ba home offers hardwd flrs, French doors, fireplace, loft, & master suite with views of the eastern hills. 0788CR
\$649,900 **3 bdrm/3 bath** **Napa**



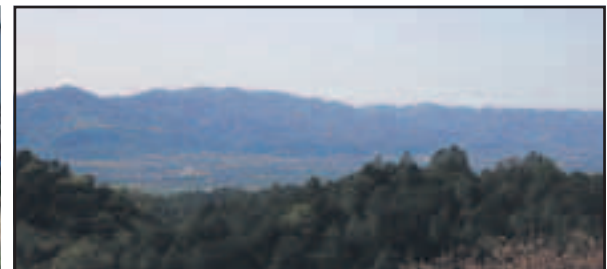
Popular west side, tri-level w/vaulted ceilings, remodeled kitchen, magnolia tree lined street w/4 bedroom, 3 full baths, approx. 2,359 sq. ft. 1171SG
\$744,900 **4 bdrm/3 bath** **Napa**



Country Cutie. Over an acre of totally usable land. Incredible vineyard & mountain views. 4 Bds, 2 ba. Lv rm w/frplce. Kitch opens to large patio for outdoor entertaining. Room to expand! 1444CR
\$729,500 **4 bdrm/2 bath** **Napa**



Located at the Gateway to Calistoga this brick Tudor zoned CC has character & charm. The main home is 2 bed, 1 bath + loft. The detached studio rents for \$700 & inlaw unit for \$700. 1261DB
\$729,000 **4 bdrm/3 bath** **Calistoga**



Two Parcels Plus a Beautiful Home included in this one low price. Privacy and views, nature and beauty. Just six miles up Soda Canyon Road. 2,200 sq. foot well maintained home, garage. 1221SS
\$723,900 **3 bdrm/2 bath** **Napa**

RESIDENTIAL \$850,000 - \$723,900



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15

YEARS OF ACCOMPLISHMENT



We're the #1 Leader in Napa County real estate sales. Over the past 15 years, we've served more than 10,000 buyers and sellers.



For 2009, J.D. Powers and Associates rank Coldwell Banker the real estate company highest in Home Seller Satisfaction.



North Bay Business Journal named us "Best Place to Work" in 2009. We're one of only 4 Napa County businesses to receive this honor.

These accomplishments and honors reflect our company's stability, our clear set of business values and our dedication to extraordinary customer service. For 15 years, our clients have felt secure entrusting their business to us and we work hard every day to continue earning their trust. Thank you to our past, current and future clients and to all our staff for making our 15th year anniversary exceptional.



We've earned the Coldwell Banker Chairman's Circle award for 14 consecutive years. Last year, our performance placed us among the top 57 Coldwell Banker companies out of 3,508 worldwide.

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Gorgeous Victorian Home with original detailing-lead glass windows, coved ceilings, built-in china cabinet, 2-car detached garage and full basement w/3 add'l bedrooms & bath. 1400DB
\$699,000 **3 bdrm/1 bath** **Napa**



Rare and Much Desired single story end unit. No unit above. Updated throughout. Fully furnished, shows well. On the fairway, easterly views of the hills. Transferable membership. 1167JF
\$679,000 **2 bdrm/2 bath** **Napa**



This Fascinating Property is situated on a large .44 acres tree studded parcel. The main house has gleaming hardwood floors and gourmet kitchen. There is also a new 1 BR granny cottage. 0729SB
\$650,000 **3 bdrm/3 bath** **Napa**



A Sparkling Family Home, gleaming & well maintained. 5 bedrooms, 3 baths located on prime cul-de-sac, close to town, desirable north Napa. Versatile floor plan, many upgrades & 3 car garage. 1294SA
\$650,000 **5 bdrm/3 bath** **Napa**



East Napa with Vineyard Views. Ranch style home has hardwood floors, large kitchen & bonus room. The nearly one acre is great for gardens, horses & livestock. Adjacent acre for sale or rent. 1346DA
\$626,000 **3 bdrm/1 bath** **Napa**



Wonderful Tri Level Home on .25 acre cul de sac. Lovely cathedral ceiling living rm. Fireplace in family rm. Both formal dining room & eating area. Beautifully landscaped & private yard. 1491CR
\$599,999 **4 bdrm/3 bath** **Napa**



Enjoy the Sights and Sounds of the Napa River. Views are incredible; double lot, private boat dock, nicely remodeled. Come and live in this special community. 1089AM
\$599,000 **3 bdrm/2 bath** **Napa**



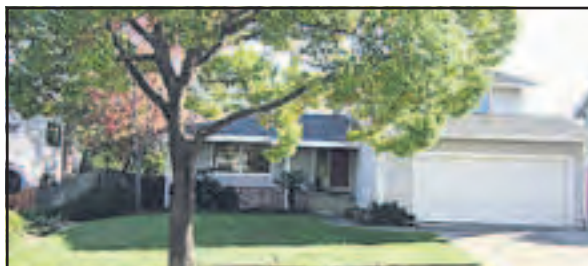
Just Steps Away From Restaurants & scenic Yountville shops. Features include a fireplace, upstairs loft & a large covered deck in the backyard perfect for outside entertaining. 1514SB
\$595,000 **3 bdrm/2 bath** **Yountville**



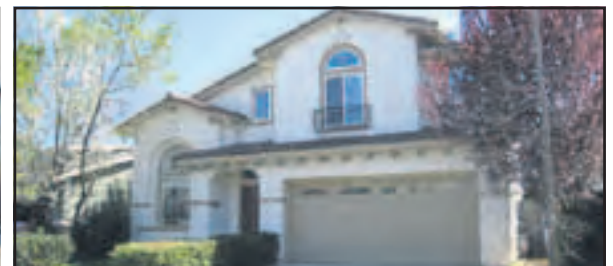
Stunning 2 Year New Home in Alta Heights. Attention to detail in every corner of this 2 story home. Large .18 lot has been newly landscaped. Visit www.123Napa.com 0989MH
\$589,000 **4 bdrm/2.5 bath** **Napa**



Beautiful Browns Valley home, large corner lot, backs to a park, close to shopping and school, lovingly remodeled & cared for. Hardwood, tile & carpets. Great floor plan, call to see now! 1479FG
\$580,000 **4 bdrm/2.5 bath** **Napa**



Large Sunny Browns Valley Home located on a small court with downstairs bedroom and bath. Living room, family room with fireplace, large sunny kitchen with breakfast area, dining area too! 1524SS
\$575,000 **4 bdrm/3 bath** **Napa**



Beautiful O'Brien Four Seasons Home. Built in 2000 Light & bright. Full master suite w/walk-in closet. Fully landscaped. Wonderful location. 1205CS
\$560,000 **4 bdrm/2 bath** **Napa**

www.cbnapavalley.com \$699,000 - \$560,000

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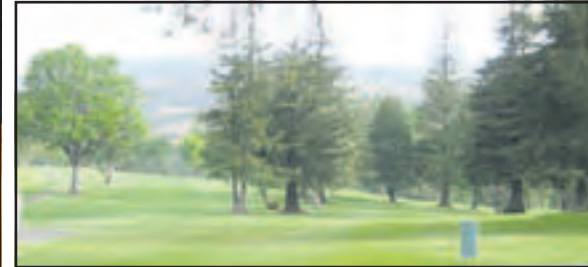
RESIDENTIAL
 \$550,000 - \$515,000
 14



Big Beautiful Three Bedroom, 2 1/2 bath home in the gorgeous gated Napa Valley Yacht Club. Features include tall ceilings, fireplace and great enclosed patio. 1313SS
\$550,000 3 bdrm/2 bath Napa



Beautiful West - side Condo, stylishly remodeled and close to Main St. 1BR/1BA, loft, hardwood floors, great kitchen, vaulted ceiling, wood burning fireplace, HOA pool. www.1374saintjames.com 1492CG
\$549,000 1 bdrm/1 bath St. Helena



Silverado Country Club. This unit overlooks the 3rd tee of the south course. Ground floor unit with no one above. Enjoy all the amenities Silverado has to offer. 1267JK
\$549,000 2 bdrm/2 bath Napa



This Beautifully Remodelled Vintage Home is full of character and charm on an extra large (1/4 acre lot) with raised beds for gardening. Located on a quiet country lane. Room for pool. 1183DB
\$539,000 2 bdrm/1 bath St. Helena



Truly amazing resort style property with three separate structures on the property complete with large heated pool/spa, koi pond, covered outdoor barbecue area and views. 1373JM
\$530,000 5 bdrm/4 bath American Canyon



Location, Location! Presently there are three residences (1 studio and 2 three bed.), and a large 2-story (approx. 32'X56') shop, a pool with changing rooms and storage areas. Potential! 1363CC
\$530,000 0 bdrm/0 bath Napa



Come Fall in Love! Spacious 3 bd, 2.5ba with hardwood flooring, fireplace w/ insert, sep. living & family rms, formal dining rm. Beautifully landscaped making outdoor entertaining a delight! 1476CR
\$529,000 3 bdrm/2 bath Napa



Lovely Single Story Home in North Napa in beautiful condition. Vaulted ceilings, f/p with granite surround, 3 car garage, huge kitchen with island, dual pane windows, spa pool & more! 1412SH
\$529,000 4 bdrm/2 bath Napa



Investment or Owner Occupied - take your pick. A recent appraisal is on file at \$525,000. Duplex is close to shopping, transportation & other services. Each unit is 2 bedrms w/ 1 bath. 1151CC
\$529,000 2 bdrm/1 bath Napa



Gorgeous 3A Parcel with older 2 BR/2BA home. 20 Gal/min well. Perfect for an executive home or let the horses, sheep and goats roam. Flanked by vineyard on the south/west. This is heaven. 1505CF
\$525,000 2 bdrm/2 bath Napa



Beautiful Silverado Country Club condo. A-1 rental rating, great income. Stay, golf and enjoy the world class lifestyle of the Napa Valley. Minutes from great food & wine. 1199ST
\$525,000 1 bdrm/1 bath Napa



Silverado Country Club Condo. Charming well-kept condo on the 5th Fairway of the North Course. Large kitchen, custom cabinets in dining, marble hearth on fireplace, front patio & 2nd patio. 1470JK
\$515,000 2 bdrm/2 bath Silverado Country Club

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This Beautiful Napa Valley setting boasts a unique and spectacular tree studded 2.88 acres framed perfectly behind a distinctive stone wall. 0704SB
\$499,000 **3 bdrm/1.5 bath** **Angwin**



Large Lot and Updated 2 Bedroom Home. Also a one bedroom rental cottage. There is a high ceiling 30x32 foot Workshop / with roll up garage doors and a 14' wide and covered RV space. 1379SB
\$499,000 **2 bdrm/1 bath** **Napa**



Spectacular home with a wonderful floor plan. This 3 bedroom 2 bath has a beautiful porch to relax and enjoy the quiet setting. 1449JP
\$495,000 **3 bdrm/2 bath** **Napa**



You and Your Guests Will Love Resort Living all year long or as a weekend retreat. Newly painted, new carpet, crown molding, hardwood floors & granite counters complete this very special unit. 1156CR
\$495,000 **3 bdrm/2.5 bath** **Napa**



Charmer in Old Towne. Spanish style exterior with a warm craftsman style interior. Updated kitchen, move-in condition. Walking distance to the Napa riverfront restaurants & shops. Cent. H/A. 1450HS
\$479,000 **3 bdrm/2 bath** **Napa**



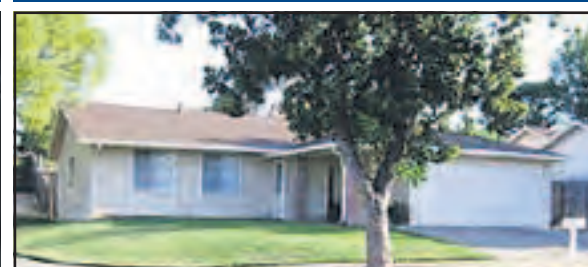
Lovely 4 Bdrm Home with expanded master bdrm, family room with wet bar & fireplace, dual pane windows & new roof. Attractively landscaped with views of easterly hills & no rear neighbors. 1475DB
\$479,000 **4 bdrm/2 bath** **Napa**



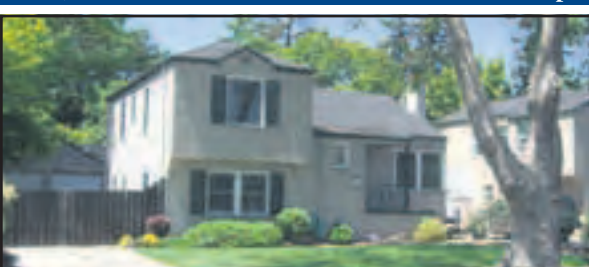
Fully Landscaped Four Bedroom three full Baths with wonderful front porch and covered patio for entertaining. RV or boat parking. Wood floors Tile in Baths and MORE! 1526RL
\$475,000 **4 bdrm/3 bath** **Napa**



Country Living! Spacious home on 1.1 acres with city water, built in pool for the kids, two stall barn and corrals for the horses and large workshop for dad. 1046AC
\$475,000 **4 bdrm/2 bath** **Napa**



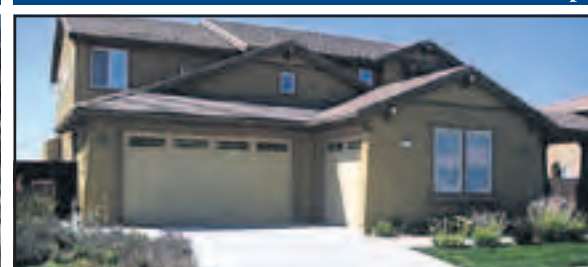
Single Level Browns Valley Home w/large kitchen, fireplace, granite baths, newer carpet, newly landscaped backyard, french doors off kitchen & master bedroom. Move-in ready & walk to school. 1426SS
\$460,000 **4 bdrm/2 bath** **Napa**



Beautifully Maintained Napa Valley Cottage. Close to downtown, light & bright 3 bedroom 2 bath home perfect for enjoying the lifestyle of the Valley. 1299ST
\$460,000 **3 bdrm/2 bath** **Napa**



Rare Find! Legal 4-plex with 4 one-car garages! Needs TLC but can be charming once more! All units are 2/1s with hardwood floors and laundry hook-ups. 1237MH
\$459,000 **Napa**



Large 5 Bed/3 Bath Home with exquisite designer upgrades: hardwood floors, shutters & kitchen upgrades. Located on a court complete with picturesque wetlands and mountains views. 1483JM
\$445,000 **5 bdrm/3 bath** **American Canyon**

RESIDENTIAL \$499,000 - \$445,000

American Canyon

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RESIDENTIAL 16 \$439,000 - \$341,401



Charming 2 Bedroom/1 and Half Bath Condo on the west side of St. Helena. Offers Napa Valley Living at an affordable price. Don't let this opportunity pass you up! 1448DB

\$439,000 2 bdrm/1 bath St. Helena



LOOKING SHARP! Fabulous 2bdrm/2 1/2 ba townhouse with attached 2 car garage offers a vaulted great room, granite counters, stainless appliances, laminate/ travertine flooring & so much more! 1489LG

\$429,000 2 bdrm/2 bath Napa



Club House Studio Unit With Views across putting green to golf course, #1 rating, excellent income, furnished, central air/heat and fireplace. 1103SG

\$420,000 1 bdrm/1 bath Napa



This Charming Old Town Victorian can be restored to the lovely Painted Lady it once was. Across from Napa River with views & future River walk. Large approx. 1/3 corner acre for gardens. 1522CS

\$399,900 3 bdrm/2 bath Napa



4 Bedroom/2 Bath on Corner Lot! 1,765 Sq. Ft. New paint inside and out! New Carpet! Automatic Sprinklers! 1 Block Away from Huge Park! 1477LS

\$399,000 4 bdrm/2 bath Napa



House Beautiful. Former Richmond American Model. Loaded with designer upgrades which include custom plantation shutters, grass cloth blinds, upgraded carpet, granite counters, and much more. 1288AJ

\$399,000 4 bdrm/2 bath American Canyon



This is a Clean Single Level Home in a great neighborhood with 3 bed/2 bath. The back yard is terrific for entertaining! Within walking distance to Alston and Vine Hill Parks. 1383TW

\$389,000 3 bdrm/2 bath Napa



Charming Single Level Ranch Home complete with fully equipped guest quarters on a large lot with mature trees. Features include vaulted ceilings, updated kitchen and updated baths. 1465JB

\$366,325 5 bdrm/3 bath Sonoma



Traditional Sale. Clean North Napa 3 bedroom, 2 bath, newer kitchen, bath vanities, clean and ready. Not bank owned. Newer sod and sprinklers. Priced to Sell Now! 1487SH

\$356,900 3 bdrm/2 bath Napa



Charming 2BR Cottage with hardwood floors, on a corner lot--complete with white picket fence. Converted garage studio. Private yard with fruit trees & loads of potential. Old Town Napa. 1462SA

\$350,000 2 bdrm/1 bath Napa



One Story Condo, nicely maintained w/2 car garage. Large rooms, modern kitchen, vaulted ceilings, and a lovely private rear yard. Community pool w/conference room and book exchange library. 1370LL

\$349,000 2 bdrm/2 bath Napa



Quaint Vintage Cottage on 5 beautiful, private and serene acres located only 15 minutes to the Saint Helena Highway at Oakville and only 20 minutes to the town of Napa. 1478JB

\$341,401 3 bdrm/2 bath Napa

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Surprisingly Large, newly remodeled, single story home boasts granite counter tops in kitchen, large laundry room, large family room with nice backyard. Extra large master bedroom. 1472ST
\$335,000 **5 bdrm/2 bath** **Napa**



Relax by the Fireplace in the living room on a cold winter day or entertain on lovely patio surrounded by mature landscaping & towering redwood trees. Open Kitchen, indoor laundry room. 1511JB
\$329,900 **2 bdrm/2 bath** **Sonoma**



Large Deep Lot 0.46ac with out bldg's, good for storage and workshop, plus room for RV parking or expansion of the current dwelling. Spacious 2-car garage. Zoned R1-7. 1481DH
\$319,000 **2 bdrm/1 bath** **Napa**



Single-level Home features hardwood floors, newer dual pane windows, fireplace & covered patio w/spacious backyard backing to open space. Charm, location & price. 1518JB
\$319,000 **3 bdrm/2 bath** **Napa**



Great little home with beautiful landscaping. Updated interior, hardwood floors. Perfect retreat after a long day! 1347MH
\$319,000 **2 bdrm/2 bath** **Napa**



You'll Enjoy Napa Living in this 3 bd 2 ba home with its charming covered front porch and cozy backyard. Inside, you'll find warm wood floors, vaulted ceilings, an a cozy fireplace. 1415JB
\$309,000 **3 bdrm/2 bath** **Napa**



This Spacious Home features a large kitchen that opens to a family room, great pool for summer fun, formal living, & formal dining room. 1519JB
\$309,000 **4 bdrm/2 bath** **Napa**



Bank Owned Property- Must Sell! This home offers a large kitchen & living room, backyard with patio & storage shed, easy access to HWY 29 & Napa factory outlets and much more. 1443JK
\$306,900 **3 bdrm/2 bath** **Napa**



Cute & Clean Calistoga Bungalow in good condition. Detached BONUS room, perfect for guest or hobby room. Attached garage & workshop. Close to schools & shops. 1196JH
\$299,000 **1 bdrm/1 bath** **Calistoga**



Charming 1900 Vintage Victorian on Napa River Front. Less than 1/2 a blk. walk to the New Napa Waterfront. 2 story, 2Br/ 1.5Ba. Needs TLC. Be a part of the revitalization in DT Napa. 1048TC
\$298,000 **2 bdrm/1 bath** **Napa**



Great Starter Home comes complete with covered patio, tile floors, remodeled kitchen with granite counters, newer roof, A/C and heater. Needs a new owner. Make it yours! 0895MS
\$295,000 **3 bdrm/2 bath** **Napa**



Great Entry Level Home with nice wood floors. Tile F/P with insert in living room; bath has been updated with pedestal sink, tile floor and tile surround. R/V parking; covered patio. 1425AM
\$289,000 **3 bdrm/1 bath** **Napa**

RESIDENTIAL \$335,000 - \$289,000



Ready For The Buyer that wants to just move in without any hassles! House has been renovated from the kitchen,bath, windows, some appliances, paint and carpeting. Large lot + views of hills 1436JB

\$289,000 2 bdrm/1 bath Napa



Unique Opportunity to own in the prestigious Westin Verasa Condo Hotel within strolling distance to downtown Napa, or stay in and enjoy all the amenities of a true luxury hotel. 1340CR

\$275,000 0 bdrm/1 bath Napa



Delightful California Bungalow, with fantastic driveway and room for boat or RV. 3-Bed/2-Bath w/newer windows, floorings, remodeled kitchen, upgraded A/C, Master Suite & above ground pool. 1038AS

\$269,000 3 bdrm/2 bath Napa



The Perfect House for a Buyer with vision looking to restore a piece of Napa's history. Per owner, this was the original farmhouse for what was once a prune orchard. 1508KM

\$249,000 2 bdrm/1 bath Napa



Delightful Corner Location across from Community Park. Cathedral ceiling in Liv room, F/P in family room, 3 car garage. New roof scheduled for November. 1521MS

\$244,900 3 bdrm/2 bath American Canyon



Bank Owned- Must Sell! This home offers a fireplace, large backyard with patio and storage shed and much more. 1469JK

\$232,900 3 bdrm/2 bath Sonoma



Victorian Harbor Single Story. Vaulted ceilings, new paint, carpet & linoleum. Fireplace, bay window, 2 car detached garage. 1488MP

\$228,000 3 bdrm/2 bath Suisun



Cute and Affordable 2 bedroom w/lovely private yard. Good set-up w/2 master suites, great for shared living arrangement. 2 car garage w/direct entry. Central air, modern kit. Community pool. 1371LL

\$225,000 2 bdrm/2 bath Napa



Charming 2 Bedroom, 1 Bath Home in great location. Many upgrades, ready to move in! Backyard features a private studio, separate storage area, shed, patio and an abundance of fruit trees. 1473DK

\$225,000 2 bdrm/1 bath Napa



Nice Single Level backing to open space w/ family room, living room with fireplace, open kitchen, and indoor laundry room located in a pristine tree lined Cordelia neighborhood. 1331JB

\$219,000 3 bdrm/2 bath Cordelia



Cul De Sac Living in the Napa Valley. Single level home in a well established Wine Country neighborhood. Great opportunity for the buyer looking for a single level 3 bedroom 2 bath home. 1269JP

\$209,900 3 bdrm/2 bath Napa



This is an Amazing Price for this resort style 2 ba 2.5 ba condo located in a desirable community on the southern edge of Napa Proper near the Carneros Region. 1417JB

\$209,000 2 bdrm/2 bath Napa



Bank Owned: Must Sell! Close to Sonoma Plaza & shopping. Spacious living room with fireplace, enclosed patio, laundry room & community swimming pool. 1520JK

\$189,900 2 bdrm/2 bath Sonoma



Fabulous Opportunity to Build Equity. Stick Built w/ newer heating, AC, Roof & Electrical Panel, Lrg Barn (30X26app) w/ side lot access. Two camp grounds for Home owners to enjoy. 0858SV

\$149,900 3 bdrm/1 bath Pope Valley



Sweet Home in a Sweet Neighborhood at a stellar price. Three bedroom two bath single level home that has been loved. 1441SS

\$149,000 3 bdrm/2 bath Fairfield

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Wonderful Condo! One level, end unit! Wood laminate floors, a/c, vaulted ceilings, custom plantation shutters, brick patio. Fireplace, pool, well taken care of grounds, 50 year roofs in 2005. 1501CT
\$149,000 2 bdrm/1 bath Napa



Tile Floors with Open Floor Plan, galley kitchen, guest bathroom, private patio for entertaining 2 story with quiet location among the redwood trees. Shopping, schools close by convenient. 1513KM
\$147,000 2 bdrm/1.5 bath Napa



Only 4 Years Old, this home is a great buy! High ceilings, recessed lighting, gas range, wood floors downstairs, fireplace, large master suite. Community recreation area with pool. 1372AM
\$141,000 3 bdrm/3 bath Fairfield



160 Acres of Prime Vineyards Spectacular 483 Acre ranch w/ 5 APN# in the Napa Valley AVA. Excellent water w/ 3.5 reservoirs for vines & recreation. Choice winery/ estate site to choose from. 1419AC
\$17,240,000 Pope Valley



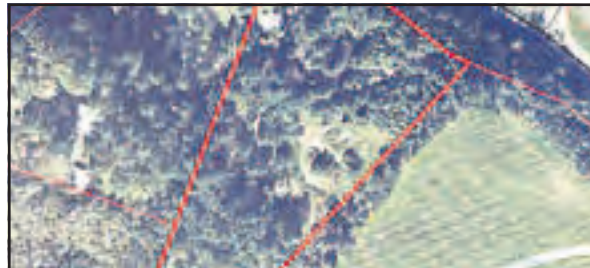
105 Acres of Prime Vineyards. Stunning 312 acre ranch in the Napa Valley AVA. Near historic Aetna Springs Resort, excellent water for irrigation of 5 vineyard varietals w/ choice winery site 1418AC
\$9,468,000 Pope Valley



Rutherford Vineyard Estate! Spectacular 19 acres w/ 1.5 acres of cabernet vines & 17 acres m/c ready to plant as per owner. There's FEMA approval to build an estate home w/ panoramic views. 1507AC
\$3,900,000 Rutherford



Located on Stags Leap! Offering approved bldng permit for hilltop home, guest house, 6 car cave garage, well, approved septic system, utilities at bldng site, new paved rd to bldng site. 1110SG
\$3,750,000 Napa



Spectacular!! Home site-winery/cave site. Part plantable. On Hwy 29 south of Calistoga. 0293DS
\$3,500,000 Calistoga



19+ Acres in Diamond Mt. AVA with spectacular views. Potential for 11 acre premium vineyard, winery, caves, and/or estate building site. 3 existing homes and barn. www.diamondmntviews.com. 1485CG
\$2,750,000 Calistoga



Stunning Estate or winery site. Great for farming, horses... use your Napa Valley Wine Country imagination! 31.98 level acres with open views to Mount St. Helena and the Palisades. 1377DB
\$2,300,000 Calistoga



Approved 10 Parcel Tentative Map. 7 acre (2 parcel) sml home, guest home, 2 barns. Possible joint venture and/or sale of portion of property & approved map. Assumable \$1,000,000 loan/ 6.75% 1366SG
\$2,295,000 Napa



Approximately 50 acres of plantable hillside vineyard land (p/Crop Care), includes major view estate site overlooking vineyard, bay and golf course, modular home, barn, and seasonal stream. 0545SG
\$1,795,000 Napa

RESIDENTIAL \$149,000 - \$141,000 / LOTS & LAND

19



Stunning Estate or Winery Site. Great for farming, horses... use your Napa Valley Wine Country imagination! 25 level acres with open views to Mount St. Helena and the Palisades. 1376DB

\$1,595,000 **Calistoga**



Very Motivated Seller. Build your dream home on this 15-acre parcel with east and south full valley views. Near BV grocery. Property has 3 vineyard plots created by Robert Craig. Make offer.1262DA

\$1,400,000 **Napa**



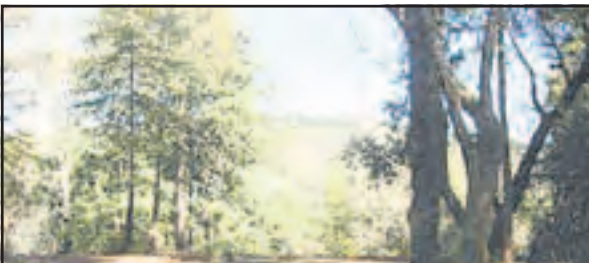
Fully Planted Building Site w/superb views in area of vineyard estates. Finished lot w/tree lined paved rd, new well, approved septic site plan, underground utilities & new landscaped entry. 1108SG

\$1,195,000 **Napa**



An Incredible Amount of infrastructure is in place on this very usable 10.91 +/- acre parcel. Located approx .5 miles from the resort town of Calistoga. 1457LG

\$995,000 **Calistoga**



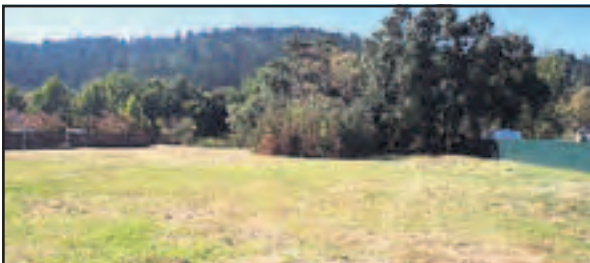
17 Acre Pristine Building Site overlooking Dry Creek Canyon. New well over 100 gpm, underground electric, perc. test. Room for pool, barns, tennis court etc. Potential for vineyard 0568JB

\$795,000 **Napa**



Enjoy Gorgeous Sunsets from this beautiful 5+ acres overlooking vineyards & rolling hills in the distance. Build your dream home plus a 1200 sq.ft. 2nd unit, AND 1000 sq. ft. guest cottage. 1158CR

\$795,000 **Napa**



.74 Acre Parcel zoned for Mutli-family, Residential, Professional or Retail. Endless opportunities abound here, bring your imagination and architect. 1471DB

\$795,000 **Calistoga**



Hard to Find buildable +/- 1 acre lot in rare, exclusive, gated community. 0774SA

\$775,000 **Napa**



Gorgeous Creek Side Parcel in a desirable location near Silverado Country Club. Approximately 2 acres, a perfect Estate site, the babble of the creek, wildlife, private & near everything! 1229SS

\$749,000 **Napa**



Seldom Available, rare & desired large view parcel in exclusive Longhorn Ridge in the Napa Valley. Paved roads in an upscale gated community of 11 parcels, utitlites, well, & Geo done. 1380SS

\$675,000 **Napa**



Build Your Dream Home! Rare 1.25 Acre estate site located in the heart of the Napa Valley between St. Helena & Calistoga, next to Sterling Vineyard & Napa River with panoramic vineyard views. 0920AC

\$599,500 **Calistoga**



Living off the grid within minutes to St Helena. This beautiful 18+acre parcel, bordered by Napa Land Trust property on two sides offers a small lake, well/holding tank & valley vistas. 1452LG

\$595,000 **Angwin**



Vacant Finished Lot at end of a view culdesac. 260 Degree views of Napa Valley. Last lot in private gated community at the end of a culdesac among million dollar homes. \$449,000 Rare find! 1404SH

\$449,000 **Napa**



Beautiful Building Parcel with approved plans and soils report. Views. Creek. Private. 1.10 Acres 1323GB

\$419,000 **Napa**



Great Site for Estate Home on 1.32AC on Howell Mountain Appellation. Possible 1 acre plantable. 25gpm well. Site approved for septic system. Elec at street. Topography gently level. 1268TC

\$392,500 **Angwin**

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**Large lot, corner location in cul-de-sac location, newer neighborhood. Approved plans available for both a one story or a two story home. 1510SA
\$350,000 **Napa****



**Dreaming of Designing Your Own Home? Wait no longer! Come see this nice level building lot in a newer north Napa neighborhood surrounded by lovely homes. Enjoy what Napa Valley has to offer! 0465CR
\$329,000 **Napa****



**View Parcel at the gateway to the town of Napa. Build your dream home or use the land for an agriculture based business. There are great possibilities with this parcel. 1427JB
\$299,000 **Napa****



**Massive Panoramic Views extending across Lake Berryessa to the hills and valleys beyond. Road is in on this almost 20 acre parcel. 1025DB
\$294,000 **Berryessa****



**Build Your Dream Home Here! This lot has spectacular views and is located in a quiet neighborhood of well-spaced custom homes. 1042KA
\$110,000 **Napa****



**Beautiful .46 Acre Lot In Berryessa Estates. This lot has sweeping views and is located in an area of custom homes. 1040KA
\$80,000 **Pope Valley****



**Great Price on this lake close lot that's ready to build on. Water sports could be in your future! 1023DB
\$53,000 **Berryessa****



**Let's Get Busy and Build! Nice location for that weekend Fishing Den. Surrounding view of hills and meadows. Private boat launch and two camp grounds for home owners to enjoy. 0859SV
\$29,900 **Pope Valley****



**Lovely Home Features 9' Ceilings, wood floors, large open kitchen with island & upgraded appliances for the home chef, indoor laundry/mud-room. A perfect Napa getaway or home for retirement. 1512JB
\$199,000 **3 bdrm/2 bath** **Yountville****



**Enjoy Napa Valley Living from this location walking distance to town. Custom features include custom 9'ceilings, large windows, large open kitchen and wood flooring. 1497JB
\$179,000 **3 bdrm/2 bath** **Calistoga****



**Beautiful "Newer Home" in Napa Valley's finest +55 community. Granite counter tops, pool, clubhouse, close to golf course. Move in condition. 0897DS
\$170,000 **3 bdrm/2 bath** **Yountville****



**Bank Owned Berryessa Home. Views of Lake Berryessa & hills. Large master bedroom, spacious kitchen, fireplace & deck off family room. 1291DK
\$169,000 **3 bdrm/2 bath** **Berryessa****

MANUFACTURED HOMES



Desirable 55+ Gated Park. 2 pools, Clubhouse. Large covered deck. Master w/walk-in closet, sep laundry, tandem carport w/ ramp. Newer roof, carpet, vinyl, interior paint. Furniture included. 1516MS
\$159,000 2 bdrm/2 bath Napa



Perfect Mid-Size Senior Home in Oaktree Vineyards. Lg living area with loads of light. Lots of room to entertain. Big kitchen, laundry rm. Very nice patio and big yard for fun and gardening. 1260RM
\$145,000 2 bdrm/2 bath Napa



Absolutely Pre FAB ulous! This newer beautifully appointed two bedroom/two bath home with separate office complete with french doors offers an open spacious floor plan. 1459LG
\$139,000 2 bdrm/2 bath Calistoga



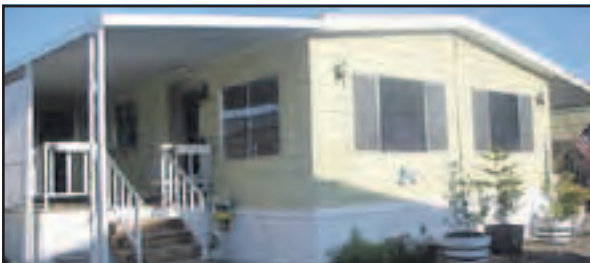
Cute Oaktree Vineyards Home lots of upgrades, move in condition. Great floorplan w/breakfast nook up, Lg. kitchen. Plush carpet, new paint, remodeled master bath. Pellet stove. 2 patio areas. 1375RM
\$126,500 2 bdrm/2 bath Napa



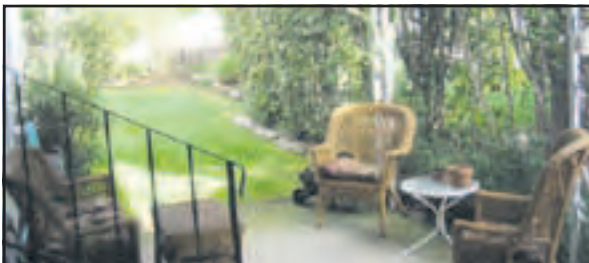
Senior Special. Sunny, attractive home in a good location. Some new carpet, windows & siding. Stove, refrigerator, washer/dryer all included. Private patio. Gated community w/ clubhouse. 1152CR
\$124,900 2 bdrm/2 bath Napa



Lovely Home in Rancho de Napa a +55 Community. Close to Downtown Yountville restaurants and world class wineries. Pool/Spa, newer clubhouse with activites. You must see this home. 0563DS
\$120,000 3 bdrm/2 bath Yountville



Spacious, Open and Airy this triple-wide home in the Chateau Calistoga Mobile Home Park is conveniently located just 2 spaces away from the green-belt and year round heated pool. 1456DB
\$119,000 2 bdrm/2 bath Calistoga



Vacant and Ready for you to move-in. Lots of natural light, larger lot with lots of rear space. Termite report on file. Appliances in place stay. 0944AG
\$105,000 2 bdrm/2 bath Napa



Great Park! Great Unit! Located on the greenbelt with fruit trees and lots of storage. Nice 2/2 home near services. 1393SV
\$79,000 2 bdrm/2 bath Napa



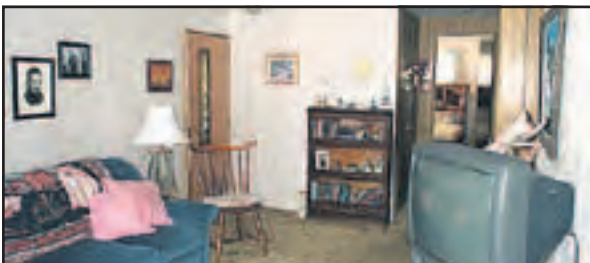
Enjoy Living in Beautiful Yountville. Close to many fine restaurants. Newer double ovens and gas cook top. Roof recently sealed, Move in Ready. 1367AG
\$59,000 2 bdrm/2 bath Yountville



Adorable and Affordable manufactured home in Youtville's nicest Senior Park. Just a short walk to art galleries, restaurants and a convenience store. Park offers many activities. 1314SV
\$41,400 2 bdrm/2 bath Yountville



Ultra Charming Cottage Style manufactured home in a desirable park. Ideal floor-plan with master suites located on the opposite ends and a great room effect in the center. 1498JB
\$39,000 2 bdrm/2 bath Napa



This Older Manufactured Home can either be rehabbed or replaced with a new unit of your choice. 1447DB
\$37,500 2 bdrm/2 bath Yountville



Very Clean and Affordable two bedroom 1 1/2 bath single wide unit in La Siesta Vilage Senior Park. Near clubhouse and bocce ball court, pool included. New vinyl and carpet. Heating and A/C. 1403RL
\$34,900 2 bdrm/1 bath Napa

Call Today for more information

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2795 Napa Valley Corporate Drive - FOR SALE: Class A Industrial/Office Condo +/- 3,603 SF warehouse flex space w/ 12 ft roll up door, 21 ft clear height, +/-1,473 sf custom office w/ central HVAC, and 2 ADA restrooms.
\$750,000 Office Napa



1040 Main Street - For Lease: 285 SF - 2,579 SF +/- office suites within the Main Street Exchange Building, located downtown, one month free rent for each year of a two to three year lease.
\$2.35-2.50 SF/Mod. G Office Napa



110 Soscol - FOR SALE OR LEASE: 14,810 SF +/- lot size, 1,248 SF +/- bldg, former gas station/convenience store. Tanks been removed. Located across from shopping center. Lease price: \$5,500/Mo NNN.
\$895,000 Retail Napa



1400 Clay St., Ste 100 - FOR LEASE: 4,822 SF +/- Ground flr pro ofcs w/ pking, new price reduction, 14 priv ofcs, high end improvements: conf rm, kitchenette, rr, waiting/recp area, server rm, cubicle area.
\$2.40/SF/Mo NNN Office Napa



1458 Lincoln Ave - FOR LEASE: Built in 1868, this is the second oldest train depot in California. Located in Downtown Calistoga this Multi-Tenant complex includes a Restaurant, Wine Shop and Florist.
\$2.00/SF Retail Calistoga



1030 Fulton Lane - FOR SALE: 0.9 Acres/39,240 SF of level land within the city limits. Zoning SC- allows many possible uses. Ideal for development, situated on the edge of Town, only 2 blocks East of Downtown.
\$1,600,000 Land St. Helena



5091 St. Helena Hwy - FOR SALE: 3.54 Acres +/- and 31,845 SF Bldgs, Process in motion to gain entitlement for 50 rm hotel, spa, restaurant and bar. Visit www.theoldredhen.com for more details.
\$8,700,000 Development Napa



7787 St. Helena Hwy - FOR SALE: .89 Acre +/- and 2,194 SF +/- Bldgs. Best uses: Wine Tastings/Sales/Retail/Food/Off Site Catering. Visit www.oldpomettasdeli.com for more details.
\$1,790,000 Retail Oakville



803-827 S. St. Helena Hwy. - FOR SALE: Brand new office building across from V. Sattui & south of Dean & DeLuca. Office spaces available from 850 - 14,500 SF +/- . Finish your space according to your own specs.
\$499/Sq. Ft. Office St. Helena



1837 Tanen St - FOR LEASE: 3,000SF +/- large open office w/showroom , light overhead storage, rr, warehouse, single roll-up door, highway & frontage Rd. signage.
\$0.95/SF/Mo Gross Industrial Napa



3210 California Blvd. - FOR LEASE: 12,500 SF +/- insulated warehouse, yard space and rail spur, docks and grade doors, 1,200 SF +/- office space, office with mezzanine.
1.05/SF/Mo.Ind.Gross Industrial Napa



3432 Valle Verde - FOR LEASE: +/- 1,900 SF Two story medical building w/ three exam/treatment rms, open staff area, upstairs conf. rm and break area, two restrooms.
\$2.25/SF/Mo Modified Gross Office Napa



Jeff Feeny



Adam Green



Aurora McKnight



Cathy Holmes



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