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PROPERTY NOTES

3720 Mount Veeder Road

The Farm at Mount Veeder · Napa, CA · Mount Veeder AVA · Agricultural Watershed (AW)

APNs 034-370-015-000; 034-370-019-000; 034-370-020-000; 034-380-001-000; 034-380-002-000

BEDROOMS	BATHROOMS	TOTAL ACRES	PLANTED ACRES	YEAR BUILT
13	7	228.04±	17±	VARIOUS

Combined 13 bedrooms, 7 bathrooms across multiple buildings. See below under Sleeping Capacity. Bath count excludes Art Barn bath and pool house bath.

PROPERTY AT A GLANCE

- **Addresses:** 3720, 3790 and 3794 Mount Veeder Road, Napa; two separate entrances serving the Upper Campus (3720) and Lower Campus (3794)
- **Total Land:** 228.04± acres across five contiguous parcels; 17± planted vineyard acres
- **Zoning / AVA:** Agricultural Watershed (AW); Mount Veeder AVA
- **Parcel Structure:** Each parcel carries its own home and farm building rights; parcels may be held as a whole or sold individually
- **Sleeping Capacity:** Combined 13 bedrooms across multiple buildings (4 BD log cabin; 3 BD guest house (existing caretaker); 2 BD main house; 1 BD guest house; three 1 BD guest cabins
- **Gathering Buildings:** Apple Barn (Upper Campus); French Barn with outdoor kitchen (Lower Campus); Art Barn (Art Barn parcel)
- **Water:** Two springs; three wells; 1,000,000± gallons vineyard tank storage; seasonal vineyard lake holding 1,000,000± gallons; seasonal pond
- **Power / Connectivity:** Underground power throughout; internet available

PARCEL SCHEDULE

Parcel	Address	Acres	APN	Improvements
Upper Campus	3720 Mount Veeder Rd	42.07±	034-370-015-000	Main house; guest house; three guest cabins; bath house; Apple Barn; spring; gardens and orchard
The Art Barn	Mount Veeder Rd	71.46±	034-370-020-000	Art Barn; climbing wall; view deck
The Vineyard	Mount Veeder Rd	93.83±	034-370-019-000	Planted vineyard; lake at its base
Lower Campus	3794 Mount Veeder Rd	17.38±	034-380-001-000	Log cabin main house; caretaker guest house; French Barn; pool; pond; spring; bocce
Lower Campus Ridge	3790 Mount Veeder Rd	3.30±	034-380-002-000	Wooded ridge; no improvements noted
Total		**228.04±**		

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UPPER CAMPUS · 3720 MOUNT VEEDER ROAD

Main House (2 BD, 1 BA)

- Updated two-bedroom house; full kitchen; large decks with views; wall of windows
- Wood floors in living areas; carpeted bedrooms with closets
- Kitchen with Wolf six-burner range; stainless appliances; abundant cabinetry with pantry; vaulted ceiling with pendant lighting and glass-front upper cabinets
- Full bath with shower over tub; single vanity
- Central heat and air

Guest House (1 BD, 1 BA)

- One bedroom plus living area
- No kitchen
- New central heat and air

Guest Cabins (three 1 BD)

- Three detached sleeping cabins
- Two pre-fab cabins served by a shared bath house; one rustic cabin with mini-split HVAC and private bath
- Suitable for guest overflow/multi-family stays, offering private quarters for visitors and guests

Bath House

- Detached men's and women's restrooms serving guest cabins

Apple Barn

- Primary event space on the property; expansive footprint; heated upper floor; wine cellar; walk-in cold storage

Workshop Barn (two)

- One with its own stove

Ancillary Structures

- Chicken coop; greenhouse with pergola; tractor / storage shed in tree line below the cottages

ART BARN PARCEL · 71.46± ACRES

Art Barn

- Steel frame; polished concrete floors; insulated; climate controlled; designed for retreats and large groups
- Half-bathroom on site
- Bar area with mini-fridge; dishwasher; stone counters; full-size refrigerator

Ridge Amenities

- Climbing wall adjacent to the Art Barn; view/yoga deck with 360-degree views

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LOWER CAMPUS · 3794 & 3790 MOUNT VEEDER ROAD

Log Cabin Main House (4 BD, 2 BA)

- Full kitchen; large decks with views; largely original historic character; currently used for family weekend stays

Guest House (3 BD, 1 BA)

- Near the pond and bocce court; well suited for continued on-site management
- Currently occupied by the caretaker and family

Garage

- Currently used as office space with small studio

French Barn

- Historic barn disassembled in France, shipped and rebuilt on site; heavy timber frame with traditional wood joinery
- Full outdoor kitchen with Viking range; stone fireplace; stone pizza oven and built-in BBQ alongside

Pool House

- Full bath with steam shower
- Changing room + outdoor shower

Storage Shed (two)

- Miscellaneous, tools, garden equipment storage

Lower Campus Ridge (3790)

- 3.30± acre wooded ridge; no improvements

OUTDOOR LIVING & RECREATION

- **Pool & Spa:** Lower Campus; flagstone coping; natural boulder edge; lawn area adjacent to the pool
- **Tennis Court:** Lower Campus; basketball hoop; fenced; set in conifer and redwood forest
- **Bocce Court:** Lower Campus, beside the pond
- **Viewing Deck:** Overlooks the Valley with 360-degree views; has electricity and lights; located on Art Barn parcel
- **Trails:** Hiking, biking and riding trails connect all five parcels; single-track trail loops the hill on the Upper Campus; ongoing tree-fall clearing
- **Lake:** Seasonal vineyard lake with dock; fishing and swimming
- **Hunting:** Across the hillsides

GARDENS & LAND

- **Orchard:** Mixed citrus and fruit orchard. Upper Campus includes apple, pear, pomegranate, plum, peach, cherry, persimmon, apricot, olive, walnut, lemon, orange, hazelnut, pineapple-guava, and fig
- **Gardens:** Large cutting and vegetable garden, Upper Campus
- **Self-Sufficiency:** Spring water, tank storage, gardens and orchard support an off-grid option
- **Land Character:** Mixed oak, conifer and redwood forest; open ridgelines with Valley views; seasonal creek and pond habitat

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INFRASTRUCTURE

- **Access:** Two addresses and two entrances; Upper Campus has an automatic gate with an exit road sensor
- **Upper Campus Water:** Artesian spring near the main guest cottage; 20± gpm measured late July; supplies all Upper Campus homes; adjacent pump house; holding tanks
- **Lower Campus Water:** Second spring serves the Lower Campus
- **Vineyard Wells:** Point Well and Rock Well; feed the central vineyard tank
- **Lower Campus Well:** Third well; formerly pumped to the pond for landscape watering
- **Vineyard Storage:** Two 500,000± gallon tanks (1,000,000± gallons total); separate domestic tanks for the homes on each campus
- **Vineyard Lake:** Seasonal; holds 1,000,000± gallons; fed by runoff; can be topped up from the spring
- **Overflow Channel:** Rock-lined canal carries winter spring overflow downhill
- **Pond:** Seasonal, Lower Campus
- **Water Treatment:** UV filtration to the homes
- **Power:** All lines buried; underground throughout the property
- **HVAC:** Central heat and air in Upper Campus main and guest dwellings; AC units at guest buildings; heated Apple Barn upper floor; Art Barn climate control
- **Internet:** Starlink available
- **Septic:** Standard
- **Fencing:** Deer fencing around vineyard blocks; entire Upper Campus is also fenced

VINEYARD

- **AVA:** Mount Veeder
- **Planted Acreage:** 17± acres; Vineyard parcel (93.83± acres) with lake at its base
- **Planting History:** Originally planted by Abreu; approximately half replanted in 2026
- **Management:** Renteria Vineyard Management
- **2026 Harvest:** Completed early October 2026