



1100 RUTHERFORD ROAD, RUTHERFORD
APN: 030-170-023-000

OVERVIEW & HIGHLIGHTS

- + Built in 1975
- + ±2,464 sq. ft.
- + 3 bedrooms, including primary suite
- + 2.5 bathrooms
- + Open living areas with fireplace and abundant natural light
- + Kitchen layout conducive to entertaining or renovation
- + Stainless appliances and bar seating
- + Picture window overlooking rear yard
- + Back deck with potential vineyard views

SITE & LOCATION

- + Approx. ±.27-acre homesite
- + Vineyard-framed setting
- + Moments to Rutherford Grill and area tasting rooms
- + Central between St. Helena and Yountville
- + Potential space for outdoor entertaining, gardens, or future amenities (buyer to verify)

INFRASTRUCTURE

- + Water: City
- + Sewer: Septic
- + Utilities: PG&E
- + Heating & Air: Central
 - o AC replaced in 2018

IMPORTANT NOTES

- + Trustee sale
- + Sold strictly **as-is**
- + Seller has limited property knowledge
- + Permit status and prior improvements unknown
- + Buyer to independently verify square footage, permits, zoning, utilities, and development potential