

## NARRATIVE



The 2,000 square foot "River House" is situated on approximately 1.22 lush acres at the end of beautiful Greenwood Avenue. With three en-suite bedrooms, the "River House" will be an ideal getaway for families, romantic excursions, or for those couples looking to enjoy the serenity and quiet of the surrounding vineyards and vistas.

The beautifully maintained grounds will consist of a pool, an area for lawn games, and a gourmet kitchen, all of which will create the ideal Napa Valley experience for visitors. A single group occupancy B&B, we anticipate the River House to be booked 100 days out of the year. With on-site caretakers living in the neighboring unit, all guest needs will be promptly met, and any neighbor concerns will be immediately addressed.

We look forward to updating and maintaining this beautiful home on the most desirable avenue in Calistoga.

