

Napa Valley, A Very Nice Place to Live!



Relocation Package

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Helping Buyers Buy, Helping Sellers Sell



History of the Napa Valley

The name 'Napa' which means 'land of plenty' is derived from the language of the Wappo Indians, a tribe of Native Americans who once shared the lush green valley with deer, grizzly bears, elk and panthers. The first recorded exploration of Napa Valley, led by Padre Jose Altamira, was in 1823. The population at the time was estimated between three and six thousand natives.

In the 1830's, lured by the rich volcanic soil and an ideal growing season, farmers started settling in the Napa Valley. George Yount, for whom Yountville is named, is credited with being the first in the valley to establish a homestead and plant vineyards, cuttings brought from Mexico. Yount's fellow wine producers included John Patchett, Hamilton Walker Crabb, and Dr. George Crane.

In 1848, Nathan Coombs laid out Napa City on land he acquired from Nicholas Higuera, and in 1950, Napa became one of the original counties of California, with Napa City as the county seat.

California was granted statehood in 1850, at which time the Napa Valley was in the Territory of California, District of Sonoma. In 1850, when counties were being organized, Napa became one of the original 27 counties of California, with "Napa City" as the county seat. By 1870, the white man had inhabited the Valley and the Native American who had once roamed freely were wiped out by smallpox and other diseases brought to them by the white man.

It was the gold rush of the early 1850's that caused Napa City to grow. After the first severe winter in the gold fields, miners sought warmer refuge in the young city. There was plenty of work on the cattle ranches and in the lumber industry. Sawmills in the Valley were cutting timber that was hauled by horse team to Napa City where it was then shipped out via the Napa River to Benicia and San Francisco.

The second half of the nineteenth century uncorked the Napa wine industry. John Patchett created the Valley's first commercial vineyard in 1858 while the first commercial winery was established in 1861 by Charles Krug. Riesling was a popular varietal at the time with cuttings thought to have been supplied by Catholic priests from Sonoma and San Rafael. Over the next 30 years more than 140 wineries opened in the valley, several of them still in existence today.

In the mid-1880's entrepreneur Samuel Brannan founded the town of Calistoga. He recognized the region's mineral hot springs as a selling point for a resort town. In 1864 Brannan founded the Napa Valley Railroad Company. In the late 1800s and

early 1900s, the region became a popular tourist destination for San Franciscans and other visitors.

Two devastating events dampened the robust growth of the Napa Valley. First, the vineyards were hit by Phylloxera ,a sap eating pest that killed much of the valley's vines. Next came fourteen years of Prohibition. Since alcohol couldn't be sold, wine makers had to find other businesses to operate although clever winemakers like Beringer, Beaulieu, Charles Krug and a few others continued to produce wine for religious purposes. ☺. Prohibition was repealed in 1933, and again, Napa Valley's wine industry was reestablished.

Napa Valley continued to gain notoriety in wine circles in the 50s and 60s, and in 1976 experienced overnight fame when, in a blind tasting at an international wine competition in Paris, A bottle of 1973 Chateau Montelena Chardonnay won the white wine beating out a famous French Bordeaux.. In that same 1976 Paris blind tasting Stag's Leap 1973 Cabernet Sauvignon further cemented Napa's global image when it won in the red category for and came back to take top honors again in 1986 with their 1972 Clos du Val Cabernet Sauvignon. At the time, Napa was still considered a "backwater" wine producing region that could in no way compete with classic French wine.

Napa Valley makes up only five percent Today, Napa Valley has more than 400 wineries, including famous names such as Robert Mondavi and is known all over the globe as one of the premier wine regions in the world. However, only 45,158 acres (out of a total of 485,120 acres in the entire county) are planted with vines - only 9% of the total land area and only 5% of the total United States vineyard acreage. California produces almost 90% of all wines produced in the US however Napa Valley only produces 4% of all wines produced in California.

Today the most popular varietals in Napa Valley (in order of popularity) are Cabernet Sauvignon, Chardonnay, Merlot, Sauvignon Blanc, Pinot Noir , and Zinfandel.

For far more information on the County of Napa, go to www.countyofnapa.org

Other Facts & Figures

The population of Napa County was:

1900 – 16,451
1910 – 19,800
1920 – 20,678
1930 – 22,897
1940 – 28,503
1950 – 46,603
1960 – 65,890
1970 – 79,140
1980 – 99,199
1990 – 110,765
1998 – 123,340
2000 – 124,279
2002 – 126,600



Elevation: 33 feet above sea level. Some areas, such as in the Lake Berryessa area are several hundred feet above sea level.

Location: The Napa Valley is between Mount St. Helena on the east and the Mayacamas Mountains to the west. The town of Napa is 63 miles southwest of Sacramento and 47 miles northeast of San Francisco

There are two main roads that travel the length of the Napa Valley, Highway 29 and Silverado Trail, from the town of Napa in the south to Calistoga in the north. Highway 29 passes thru most of the notable cities in the county, starting at Napa, then winding thru Yountville, Oakville, Rutherford, St. Helena, and Calistoga. The highway makes its way thru the scenic vineyards and the way is dotted with many wineries, restaurants, shopping areas, and lodging facilities. Silverado Trail parallels Highway 29 to the east and is the back road thru the valley, passing by gorgeous vineyards and some wineries, but not many other businesses.

Climate: Mediterranean. The average yearly temperature is 76 degrees, with winter ranges from 34 to 60 degrees. The summer ranges between 50 and 88 degrees. In a year, the average rainfall is 23.88 inches. The rain falls mainly from November to March. There is normally no snowfall here. There is also no smog!

Economics: The major economic forces in Napa County are the wine industry and wine tourism. The area is home to some of the best wineries and restaurants in the world. Reservations are often made months in advance for the world renowned French Laundry in Yountville. Napa is home to the renovated Napa Valley Opera House. The Culinary Institute at Greystone is located near the town of St. Helena. Improvements to the infrastructure have helped to modernize the structure of the valley, namely the upgrade of the Napa River bridge and the intersection of Highway 29 and Trancas. There are several golf clubs in the area, including the Silverado Country Club.

The town was incorporated in 1987 and has a land area of 18.34 square miles. Of this area, the land is zoned 67% residential, 8% commercial, 4% industrial, 12% parks/public/quasi public, and 9% agricultural.

The town of Napa has a population of about 72,000, with a projected cap of 85,000, due to a Rural Urban Line that surrounds the town in order to protect the outlying agricultural area. The Napa citizens are well-known for their resistance to suburban development. Out of California's 58 counties, 33 have a higher population, even though many of them are far from any major urban area. Approximately 60% of the county's population and jobs are in the town of Napa.

Median age of residents: **36.1 years**

Average Income per Household: **\$66,339**

Percentage of total County population and jobs in the City of Napa: **60%**

Neighborhood parks, community parks and open space parks: **43**

Total acres of park land: **748**

Percent age 25 or older with Bachelor's degree or higher: **23.3%**

Percent with graduate or professional degree: **8.3%**

Unemployment rate: **4.5%**

Mean travel time to work: **23.9 minutes**

School District: **Napa Valley Unified**

Number of colleges within 35 miles: **8**

(All facts current as of November 6, 2008)

2009 Stats

	Napa County	California
Population, 2009 estimate	134650	36961664
Population, percent change, April 1, 2000 to July 1, 2009	0.083	0.091
Population estimates base (April 1) 2000	124279	33871648
Persons under 5 years old, percent, 2009	0.064	0.075
Persons under 18 years old, percent, 2009	0.234	0.255
Persons 65 years old and over, percent, 2009	0.148	0.112
Female persons, percent, 2009	0.494	0.499
White persons, percent, 2009 (a)	0.879	0.764
Black persons, percent, 2009 (a)	0.021	0.066
American Indian and Alaska Native persons, percent, 2009 (a)	0.01	0.012
Asian persons, percent, 2009 (a)	0.062	0.127
Native Hawaiian/Other Pacific Islander, percent, 2009 (a)	0.003	0.004
Persons reporting two or more races, percent, 2009	0.024	0.026
Persons of Hispanic or Latino origin, percent, 2009 (b)	0.308	0.37
White persons not Hispanic, percent, 2009	0.584	0.417
Living in same house in 1995 and 2000, pct 5 yrs old & over	0.53	0.502
Foreign born persons, percent, 2000	0.181	0.262
Language other than English spoken at home, pct age 5+, 2000	0.252	0.395
High school graduates, percent of persons age 25+, 2000	0.804	0.768
Bachelor's degree or higher, pct of persons age 25+, 2000	0.264	0.266
Persons with a disability, age 5+, 2000	21557	5923361
Mean travel time to work (minutes), workers age 16+, 2000	24.3	27.7
Housing units, 2009	53506	13433718
Homeownership rate, 2000	0.651	0.569
Housing units in multi-unit structures, percent, 2000	0.182	0.314
Median value of owner-occupied housing units, 2000	251300	211500
Households, 2000	45402	11502870
Persons per household, 2000	2.62	2.87
Median household income, 2008	64829	61017
Per capita money income, 1999	26395	22711
Persons below poverty level, percent, 2008	0.09	0.133

Schools

Public Schools

Name	County
Alta Heights Elementary School	Napa
Atlas Peak School	Napa
Bel Aire Park Elementary School	Napa
Blue Mountain School	Napa
Browns Valley Elementary School	Napa
Calistoga Elementary School	Napa
Calistoga Junior-Senior High School	Napa
Capell Elementary School	Napa
Carneros Elementary School	Napa
Davis School	Napa
Development Center for Handicapped Minors	Napa
Donaldson Way Elementary School	Napa
El Centro Elementary School	Napa
Enterprise School	Napa
Gordon Valley School	Napa
Hardin School	Napa
Heritage School	Napa
Howell Mountain Elementary School	Napa
Justin Siena High School	Napa
Lincoln School	Napa
Los Amigos Elementary School	Napa
Lutheran School	Napa
Madrone High School	Napa
McPherson Elementary School	Napa
Mont La Salle School	Napa
Monticello Elementary School	Napa
Mount George Elementary School	Napa
Mount Veeder School	Napa
Napa High School	Napa
Napa Junction Elementary School	Napa
Napa Valley College	Napa
Northwood Elementary School	Napa
Pacific Union College	Napa
Pacific Union College Elementary School	Napa
Palisades High School	Napa
Phillips Elementary School	Napa
Pope Valley Elementary School	Napa
Pueblo Vista Elementary School	Napa
Redwood Middle School	Napa
Robert Louis Stevenson Intermediate School	Napa
Saint Apollinaris School	Napa
Saint Helena Elementary School	Napa
Saint Helena Foothills School	Napa
Saint Helena Parochial School	Napa
Saint Helena Senior High School	Napa
Saint Johns Lutheran School	Napa

Saint Johns School	Napa
Salvador Elementary School	Napa
Seventh Day Adventist School	Napa
Shearer Elementary School	Napa
Silverado Middle School	Napa
Snow Elementary School	Napa
Soda Canyon School	Napa
Temescal High School	Napa
Vichy Elementary School	Napa
Vintage High School	Napa
West Park Elementary School	Napa
Westwood Elementary School	Napa
Winton School	Napa
Wooden Valley Elementary School	Napa
Yountville Elementary School	Napa

Private Schools

School Name	Phone	County	Students	Grades
ALDEA SCHOOL Po Box 841, Napa, CA 94559	(707) 224-8266	Napa	9	6-11
CALVARY BAPTIST CHRISTIAN ACADEMY 117 Theresa Ave, American Canyon, CA 94503	(707) 642-1143	Napa	113	KG-12
FIRST CHRISTIAN SCHOOL 2659 1st St, Napa, CA 94558	(707) 253-7226	Napa	144	PK-8
FOOTHILLS ADVENTIST ELEMENTARY SCHOOL 711 Sunnyside Rd, Saint Helena, CA 94574	(707) 963-3546	Napa	116	PK-8
HARVEST CHRISTIAN ACADEMY Po Box 631, Calistoga, CA 94515	(707) 942-4061	Napa	159	1-12
HOPEWELL BAPTIST CHRISTIAN ACADEMY 3755 Linda Vista Ave, Napa, CA 94558	(707) 252-0332	Napa	61	KG-12
HOPPER CREEK MONTESSORI 2141 2nd St, Napa, CA 94559	(707) 252-8775	Napa	25	PK-KG
JUSTIN-SIENA 4026 Maher St, Napa, CA 94558	(707) 255-0950	Napa	609	9-12
KOLBE ACADEMY 1600 F St, Napa, CA 94559	(707) 255-6412	Napa	34	1-11
NAPA CHRISTIAN CAMPUS OF EDUCATION 2201 Pine St, Napa, CA 94559	(707) 255-5233	Napa	191	KG-12
NEW LIFE ACADEMY 2625 1st St, Napa, CA 94558	(707) 255-1062	Napa	13	11
PACIFIC UNION COLLEGE ELEMENTARY SCHOOL 135 Neilsen Ct, Angwin, CA 94508	(707) 965-2459	Napa	128	KG-8
PACIFIC UNION COLLEGE PREPARATORY SCHOOL 1 Angwin Ave Mckibbin Hall, Angwin, CA 94508	(707) 965-7272	Napa	77	9-12
ST APOLLINARIS SCHOOL 3700 Lassen St, Napa, CA 94558	(707) 224-6525	Napa	275	KG-8
ST HELENA CATHOLIC SCHOOL 1255 Oak Ave, Saint Helena, CA 94574	(707) 963-4677	Napa	90	KG-8
ST JOHN THE BAPTIST CATHOLIC SCHOOL 983 Napa St, Napa, CA 94559	(707) 224-8388	Napa	213	KG-8
ST JOHN'S LUTHERAN SCHOOL	(707) 226-7970	Napa	269	PK-8

3521 Linda Vista Ave, Napa, CA 94558 ST. HELENA MONTESSORI SCHOOL	(707) 963-1527	Napa	71	PK-6
1343 Spring St, Saint Helena, CA 94574 SUNRISE MONTESSORI OF NAPA VALLEY	(707) 253-1105	Napa	122	PK-6
Po Box 4077, Napa, CA 94558 THE OXBOW SCHOOL	(707) 255-6000	Napa	37	11-12
530 3rd St, Napa, CA 94559 THE YOUNG SCHOOL	(707) 967-9909	Napa	40	KG-6
957 Brown St, Saint Helena, CA 94574 TRINITY GRAMMAR AND PREP	(707) 258-9030	Napa	93	KG-12
1370 Trancas St Ste 174, Napa, CA 94558				

Other Useful Links

- [Things To Do in The Napa Valley](#)
- [Agri-Eco Tourism](#)
- [The Napa River](#)
- [Shopping](#)
- [Cooking Classes](#)
- [Golf](#)
- [Scenic Tours](#)
- [Spas](#)
- [Nightlife](#)
- [Hot Air Ballooning](#)
- [Nature and Outdoors](#)
- [Parks & Beaches](#)
- [Sports & Recreation](#)
- [Team Building](#)
- [Casinos](#)
- [Farmers' Market](#)
- [Transportation](#)
- [Catering Services](#)
- [Cooking Classes](#)

Buying Process

There are many, many steps to buying a home. It's not quite as easy as finding a house, writing an offer, bringing money in at the close, moving in, and living happily every after. Times have changed and there are a few more hoops to jump through but it is my job, and I take pride in this, to guide you through the many important steps of the process.

1. Get you pre-qualified for a home loan
2. Determine your price range
3. Identify what you are looking for in a house
4. Prioritize your wants & needs
5. Begin searching for "your" new home
6. See all current homes on the market (if we find your dream home, go to # 10)
7. Re-evaluate your wants and needs
8. See new homes as they come on
9. Find your dream home
10. Write an offer which includes a deposit check
11. Negotiate contract until we have an accepted offer
12. Prepare a Timeline of Events
13. Open escrow
14. Set up inspections per your request
15. Work with Lender to set up an appraisal
16. Assuming all is good with you, lender, and property- remove contingencies
17. Increase deposit
18. Do final walk thru
19. Sign loan docs/ closing papers. Bring in remaining down payment
20. Fund and record
21. Take possession of your new home!

My Buyer Services

Here is my promise to you-

1. To educate you on the real estate process
2. To find you the perfect home at the right price
3. To represent you and your interests
4. To explain all contracts, forms, and agreements
5. To negotiate on your behalf
6. To arrange all inspections and abide by all timelines of the contract
7. To coordinate a smooth transaction
8. To provide advice on critical issues throughout the process
9. To put you in touch with quality advisors or trades people, as needed

This is a challenging market. There are a lot of buyers out there and a lot of competition in some price ranges. I strive to see homes as soon as they come on because sometimes the early bird does get the worm in this market!

Properties to See

As a Licensed Realtor and Member of the North Bay Association of Realtors, I specialize in residential homes and investment properties in **Napa, Yountville, American Canyon, Hiddenbrooke, and the town of Sonoma**. I can show you:

Resale Homes:/ Investment Properties

- Being a member of the Bareis Multiple Listing Service, I can show you any property listed within this service. This means I can show you any property even if it is listed by another Real Estate Firm.
- If you should see an ad in the paper or Real Estate magazine or a sign in the yard, call me to find out additional information. If you want to see it, I'll show it to you.

New Homes

- I can work with most builders and can get all the information you need to make any decision regarding a new home, but **I will need to accompany you to the property on the initial visit.**
- By letting me help you with builders, you can receive all the services offered in this presentation, and those offered by the builder as well. You will get more, but you will not pay more for it.

For Sale By Owner

- A homeowner trying to sell his home himself is usually doing so in hopes of saving the commission. Coincidentally, this is the reason a buyer wants to deal directly with a homeowner, however, a For Sale By Owner (FSBO) home does not mean a lower price for you because the homeowner usually has it listed in the same price range as other homes that are listed by Realtors. It only means that the owner is retaining more of the profits. You on the other hand are paying the same price and getting none of the benefits of the Realtor's services.
- Many FSBO homeowners will work with a Realtor and pay their commission when that Realtor introduces the Buyer to that home.
- If you should see a FSBO and still want all of the advantages of my services, please let me contact the owner and set the appointment.

Homes Not Yet on the Market

I hear about them all the time. Other agents may call me before a house goes on the market just to let me know and see if I have any buyers for it. Agents may announce that a house will be coming on soon, OR, I may announce my Buyer Need at an office meeting or MLS meeting and an agent will come up to me after and suggest a home they have as a pocket listing (in their pocket but not listed).

About Me

I love helping people with their real estate needs. I represent both buyers and sellers. I love looking at homes, marketing homes for sale, negotiating offers, and especially seeing the joy on my buyers' and/or sellers' faces at close of escrow! I specialize in residential and income producing properties.

My respect for others and my commitment to exceed clients' expectations is my own personal goal as a Realtor and has helped me to establish a highly productive, mostly referral-based business.

As a Top Producer in the Napa Valley, I value and strive to offer my clients excellence in-

1. Knowledge of the real estate market (and often some inside scoops)
2. Knowledge of the purchase/sale process
3. Communication skills
4. Negotiation skills
5. People skills

Whether you are buying your first home or your 10th home, selling a condo or an estate, or investing to improve your real estate portfolio, I have the experience that will help you achieve your goals. I am 110% dedicated and committed to meeting your real estate dreams today!

EDUCATION:

- B.A. Stanford University, Communication/Journalism, Palo Alto, CA 1979

WORK EXPERIENCE

- 10 years Realtor
- 19 years Self Employed Business Owner
- 5 years Restaurant Management
- Magazine Writer / Website Developer

DESIGNATIONS

- CRS – Certified Residential Specialist
- SFR – Certified Short sale/Foreclosure Specialist
- CNE – Certified Negotiation Expert

AFFILIATIONS & ASSOCIATIONS - Current:

- National Association of Realtors® -NAR
- California Association of Realtors® - CAR
- North Bay Association of Realtors® - NorBAR
- BAREIS, MLS service for Napa, Sonoma, Solano

AFFILIATIONS & ASSOCIATIONS – Past:

- Board of Directors, NORBAR Napa Chapter 2005-2008
- Chairperson, Community Relations
- Advisory Council for Coldwell Banker
- Junior League

AWARDS:

- President's Circle –Coldwell Banker Nationwide 2003, 2004, 2005

HOBBIES:

- Enjoying the great food and wines of the Napa Valley
- Biking, Hiking, Cooking, Writing, Reading, Photography

What my client's are saying...

"Marcia was a joy to work with. She was professional, yet approachable, prompt and gets the job done with your best interest in mind."

- Michele & Rick, Napa

"She was a very kind person with us and always was contacting us about what was going on with the buying of the house. She is very professional and does her job well."

- Perciliano & Maria, Napa

"Marcia was very helpful, truthful and represented the property and the condition of the house well. She knew how to get a loan and steered us in the right direction. She did a great job explaining all of the paperwork and helping me make the right offer."

- Dana, Napa

"Not only was Marcia very professional, but she was very friendly, too. Her attitude was great and she was very helpful in explaining the intricacies of the transaction. We have used her 2X before and now we are on to looking for investment property with her"

Sean, American Canyon

"I enjoyed working with Marcia and look forward to keeping in touch with her. She was extremely professional and displayed a very good knowledge of real estate. She sold my house in less time than I expected."

Karen, Angwin

"Marcia was very patient with me. I didn't really know what I wanted and she showed me house after house. I appreciate her knowledge of the market and her willingness to hang in there with me 'til we found just what I thought I wanted."

Lucia, Napa

"We were absolutely thrilled with Marcia's efforts to sell our house. She helped us price it right and within 45 days the deal was done and we had money in our pocket."

B & J, Napa

"Upbeat, optimistic, generous and as sweet as could be. I would recommend her to anyone." ~
Kitty D. American Canyon, CA

"Positive and encouraging attitude... Marcia helped us find the right fit for our family."

Upul & Kimberly H. Napa, CA

"Always a positive disposition and Marcia was available during weekend and evening hours."

Jim B. & Maria G. Napa, CA

References Available Upon Request

Thank You

Thank you for taking the time to review my Relocation Package and my qualifications. I hope you found the information helpful and useful.

I pride myself on service by providing you were more than you expect. Follow through, prompt communication, and excellent negotiation skills are just a few of my tools for success.

When you are ready to hire a Realtor, please keep me in mind. I look forward to working with you and feel certain that you will be happy with my services.

Marcia



Marcia Hadeler

Cell/Text 707 815-0569

Marcia@cnapavalley.com

www.123NapaValleyRealEstate.com