



PROPERTY NOTES

NAPA VALLEY VILLA ESTATE

5800 Petrified Forest Road, Calistoga

www.NapaValleyVillaEstate.com

GENERAL

- + Seller purchased property in 2018
- + Lot size: 11.61 +/- acres
- + 4.4 +/- acre vineyard: Cabernet Sauvignon, Cabernet Franc, Malbec
- + Authentic Mediterranean style home designed and built from 2003 to 2006
 - o Design/Build Team
 - o Architect: Michael Layne
 - o Builder: Wes Thollander
 - o Interior designer: Erin Martin
 - o Landscape designer: Roger Warner
- + Total conditioned space: 8,049 +/- sq ft per County assessor
- + Main residence: 7,167 +/- sq ft, 3 bedrooms, 3 full baths, 2 half baths
- + Lower level pool suite: 882 +/- sq ft, conditioned game room/studio and bath on pool level with separate access
- + Bonus space: 1,984 +/- sq ft, unconditioned storage and media area on lower level with separate access
- + 4-Car garage
- + Abundant storage
- + Outdoor kitchen and dining patio
- + In-ground heated pool and waterfall
- + Bocce court
- + Lush Mediterranean style garden
- + Vegetable garden and chicken coop
- + View tower
- + Extensive balconies, terraces and courtyards
- + Dramatic views of Mt. St. Helena and Napa Valley

EXTERIOR

- + Raw, integral color stucco
- + Napa stone
- + Imported roof tiles
- + Copper downspouts and gutters
- + Metal-clad doors
- + Rocky Mountain bronze hardware
- + Cedar corbels and rafters (some with copper caps)
- + Custom hand fabricated steel shutters
- + Custom fabricated lighting

MAIN HOUSE INTERIOR OVERVIEW

- + Formal entry
- + Great room (living and dining)
- + Chef's kitchen
- + Wet and dry pantries
- + Breakfast nook
- + Wine room
- + Primary suite
- + Guest suite
- + Guest bedroom/office
- + Library/office
- + Laundry room
- + Gym with steam bath and sauna
- + Elevator

Features Throughout

- + Plastered, smooth wall finish with integral color
- + Wide plank reclaimed French oak floors
- + Large scale mullioned windows
- + Solid oak farm style doors with custom routing
- + Rocky mountain bronze hardware fixtures
- + Custom oak cabinetry with natural finish and rope pulls
- + Custom fabricated and recessed lighting
- + Waterworks plumbing fixtures
- + Toto toilets

Formal Entry

- + Wide gallery hall with abundant natural light and views
- + Reclaimed leaded windows from St. Helena church
- + Custom fabricated iron chandeliers

Great Room

- + 14' Cathedral open beam ceiling at peak, 10' ceiling at plate
- + Large scale spaces for seating and dining
- + Expansive NanaWall glass door opening to balcony with custom iron railing
- + 4 French doors lead to dining terrace
- + Custom cabled curtain rod
- + Limestone wood-burning fireplace with steel front and hearth
- + Recessed lighting
- + In-floor electric outlets for indirect lighting
- + Large scale oak and steel barn doors connect great room to kitchen

Kitchen

- + Open beam ceiling
- + Casual seating area
- + Wet bar with Subzero mini fridge
- + Glassware cabinet
- + Audio control closet with circulating air
- + Built-in Italian pine cupboard with concealed TV
- + Light oak cabinetry with rope pulls and open shelving
- + Concrete countertops
- + Oversized island
- + Integral concrete trough sink and 2 gooseneck bronze faucets for prep, raw bar or chilling drinks
- + Double copper sink
- + Picture window with sconce lighting above sink
- + KitchenAid trash compactor
- + Fisher & Paykel 2 drawer dishwasher with cabinet fronts
- + Sharp stainless steel drawer microwave
- + Subzero 2-drawer refrigerator with cabinet front
- + Miele espresso maker
- + 60" Viking 6-burner range with griddle, grill, bronze pot filler, steel storage rack, and double gas convection ovens
- + Custom steel hood with heat lamp
- + Gaggenau countertop deep fryer

Wet Pantry

- + Painted cabinets and open shelving
- + Concrete countertops
- + Sink with commercial-type pull down faucet
- + Limestone tile backsplash
- + Office nook
- + Viking side-by-side stainless steel refrigerator and freezer
- + Jackson glass washer
- + Scotsman ice maker
- + Miele dishwasher

Dry Pantry

- + Painted cabinets and open shelving with abundant storage
- + Distressed mirrored cabinet

Breakfast Nook

- + Oak table
- + Banquette with pillows
- + Custom fabricated crab pot chandelier
- + Windows overlooking central courtyard
- + Built-in TV

Wine Room

- + 1200 bottle capacity
- + Terracotta tile floor
- + Built-in storage racks
- + Custom fabricated iron screen door
- + Custom fabricated candle chandelier

Primary Suite

- + Located on the second floor in the South wing
- + Approximately 18' x 20' room
- + Accessed via oak paneled elevator or large-scale spiral staircase with zinc handrail and 3-tier iron chandelier
- + Panoramic views
- + Wrap-around view terrace with outdoor sleeping bed and pillows
- + Built-in king size bed
- + TV with motorized lift, hidden at foot of bed
- + Giant pendant lanterns above both nightstands
- + Wood burning fireplace with concrete hearth and metal surround
- + Custom fabricated curtain rods
- + 16'x14' walk-in closet with built-in bench, chest of drawers and floor-to-ceiling mirror
- + Additional walk-in closet
- + Built-in double safe
- + Dressing area with mini refrigerator and wet bar with copper sink
- + Bath
 - o Two separate oak vanities with concrete counters, undermount sinks and antiqued mirrors
 - o Custom fabricated light fixtures and sconces
 - o Two separate water closets with phones
 - o Jetted tub with limestone deck and ceiling
 - o Oversized steam shower with limestone surround, bench, and multiple shower heads

View Tower

- + Open-air tower
- + Accessed from the primary suite via the view terrace
- + Redwood ceiling beams
- + Indirect lighting
- + Custom fabricated iron chandelier
- + Telescope

Gym and Bath

- + Located in the South wing
- + Approximately 17' x 22'
- + French door access to the outdoor kitchen and dining patio
- + Mirrored wall with dance bar

- + Bath
 - o Curbless steam shower with limestone tile, bench, Waterworks bronze fixtures and glass door with rope handle
 - o Sauna
 - o Open shelving
 - o Custom sconces
 - o Vanity with oak cabinets, rope pulls, concrete counter, undermount sink
 - o Toto toilet

Laundry

- + Located in the South wing
- + Direct access to outdoor parking area
- + Painted cabinetry and open shelving
- + Stainless steel undermount sink
- + Subway tile back splash
- + Built-in ironing board
- + Front loading Whirlpool Duet washer and dryer

North Wing Hallway

- + 2 French doors with retractable screens lead to central courtyard
- + Solid oak barn door leads to the library/office

Library/Office

- + Located in the North wing
- + 18' to 20' with beamed ceiling
- + Zinc dormers and clerestory windows
- + Built-in oak cabinets and shelving with oak counters and panels
- + Architectural embellishments: imported columns from India, distressed mirrors and other
- + Two custom fabricated iron chandeliers
- + Cabinet lighting
- + Wet bar with round hammered copper sink
- + Subzero wine refrigerator
- + Subzero mini refrigerator
- + Large plasma TV
- + Built-in cigar humidor

Half Bath

- + Located in the North wing
- + Mountain view
- + Oak beam and basket weave ceiling
- + Integral concrete trough sink
- + Hand fabricated copper spigot
- + Hand fabricated steel and found object mirror
- + Hand fabricated torch-style sconces with yellow glass

Guest Suite

- + Located in the North wing
- + French doors and side panels lead to courtyard.
- + Vineyard view
- + Balcony with reclaimed metal railing
- + Custom closets

- + Bath
 - o Curbless shower with limestone tile, bench, Waterworks bronze fixtures and seamless glass door with rope pull handle
 - o Open shelving
 - o Custom sconces
 - o Vanity with oak cabinets, rope pulls, concrete counter, undermount sink

Guest Bedroom/Office

- + Located in the North wing
- + Double door entry
- + 6 French doors lead to wrap-around terrace
- + Built-in oak cabinets, open shelving and desk

POOL SUITE AND BONUS SPACE

Pool Suite

- + Located on lower level near pool
- + Conditioned game room/studio
- + Terra cotta tile floor
- + Recessed lighting
- + Wet bar with copper sink, Subzero mini refrigerator, Fisher and Paykel single drawer dishwasher, and open shelving
- + Wall of closets
- + Wood burning fireplace with steel face
- + Built-in TV with heavy duty extension arm above fireplace
- + Bath with copper sink, shower over tub with subway tile, Toto toilet, sconce lighting and open shelving
- + Access to utility area and electronics under house

Lower Level Unconditioned Bonus Space

- + Concrete floor
- + Recessed lighting
- + Large format 4K TV
- + Large temperature controlled wine cellar
- + Large cedar lined seasonal closet
- + Half bath with exterior access for workers
- + Additional large storage room with exterior access

GARAGE

- + 4-car indoor parking
- + Jackson glass washer
- + KA trash compactor
- + Abundant cabinet storage
- + Traulsen refrigerator and freezer
- + Stainless steel sink
- + Storage closet

- + Tool closet

VINEYARD

- + 4.41 +/- block acres
- + 3.72 acres Cabernet Sauvignon, planted 1976, clone 7, St. George rootstock, 8' x 12' spacing
- + 0.39 acres Malbec, planted in 2007, clone COT595, rootstock 110R, 8' x 5' spacing
- + 0.30 acres Cabernet Franc, planted in 2007, clone 214, rootstock 110R, 8' x 5' spacing
- + Production history in tons

	2017	2018	2019	2020	2021
Cab Sauv	18.14	19.77	17.39	16.00	14.39
Cab Franc	1.24	1.51	1.26	1.50	1.40
Malbec	0.41	1.52	1.18	1.00	1.49
Total	19.79	22.80	19.83	18.50	17.28

- + Evergreen contract with Vintage Wine Estates and guaranteed annual price increase
- + Vineyard farmed by Peter Nissan

OUTDOOR LIVING

- + Pool and waterfall
 - o South-facing location
 - o Propane heating
- + Bocce court
- + Outdoor kitchen and dining patio
 - o Located off of the kitchen and great room
 - o Classic gravel surface
 - o Large scale concrete dining table
 - o Concrete prep and serving counter
 - o Concrete sink with bronze fixtures
 - o Built-in pizza oven
 - o Viking warming drawer
 - o Brick backsplash
 - o Hearth with Kalamazoo BBQ and rotisserie
 - o Viking gas burner
 - o Viking mini refrigerator
 - o Viking ice maker
 - o Built-in cushioned seating
 - o Wood burning firepit
 - o Large custom fountain
- + Central courtyard at main entry
 - o Classic gravel surface

- o Intimate dining area
- o Used for large social events (sit-down dinner for 75)

LANDSCAPE

- + Automatic irrigation
- + Extensive outdoor lighting
- + 125 year old Sevillano olive trees
- + Lombardy poplars
- + Citrus: orange, kefir lime, meyer lemon, oroblanco grapefruit trees/bushes
- + Kumquat trees
- + Pomegranate trees
- + Fig tree
- + Fuyu persimmon
- + Cutting roses
- + Passion fruit vine
- + Colorful perennials
- + Vegetable and flower companion planting
- + Raised vegetable beds covered for bird protection
- + Strawberry and raspberry cages

INFRASTRUCTURE

- + Water: Private well, 770 feet deep, pump set at approximately 737 feet, serviced by Imboden Pump, current flow estimated at 10 gpm
- + Water purification: Reverse osmosis system for domestic water serviced by North Coast Waterworks
- + Water storage: 10,000 gallon tank located in tower (reverse osmosis treated) for domestic use, 4,500 gallon tank for landscape and vineyard
- + Generator – Powered by propane V8 engine, covers the residence plus well and irrigation, serviced by Lette Generators
- + Gas: 1,000 gallon propane tank, located underground, serviced by Suburban Propane
- + HVAC: Forced air, propane, 4 units, 6 zones
- + AMX smart house control (4 panels, located in primary suite, kitchen, second guest bedroom/office and entry hall) for climate and indoor/outdoor audio control
- + Internet: Free high speed internet via Vista Broadband at the power shed with cable to main house kitchen electronics cabinet
- + Wireless: Three zones plus repeaters throughout the house
- + CAT5 wiring throughout house
- + Television: DirecTV with multiple receivers
- + Audio: Speakers in kitchen, pantry, great room, hallway, library/office, primary suite and most other rooms. Seller believes audio also goes to outdoor dining, courtyard, and pool areas but has never used them.

- + Septic: Standard system, leach field located in grassy area near lower vineyard, tanks located at the house
- + Entrance/Gate
 - o Rebar re-enforced stone walls built on concrete foundation with Napa Valley quarried rock
 - o Iron re-enforced security gate extending width of driveway
 - o Over one dozen 1000 to 2000 lb. boulders placed strategically to enhance the entrance aesthetic and prevent FWD/ATV access
 - o Home controlled lights on gate and driveway
 - o Gate access controlled by home call system
- + Security
 - o House-wide security system covering every door and window with extensive motion detectors, connected to central office
 - o All doors are metal-clad with multiple vertical and horizontal locks
 - o Smoke and fire detectors connected to central office

PERSONAL PROPERTY INCLUDE IN THE SALE

(must be specified in the purchase agreement)

- + Televisions: in breakfast nook, kitchen pine cupboard, main floor guest suite, primary bedroom (with lift), library/office, gym, pool suite, lower level bonus room
- + Breakfast nook oak table
- + Breakfast nook pillows and cushions
- + All outdoor furniture, cushions and pillows
- + Primary bedroom king size bed, mattress and box spring
- + Primary bedroom giant pendant lanterns
- + Front loading Whirlpool Duet washer and dryer
- + Cabinet storage in garage
- + Traulsen refrigerator and freezer
- + Kawasaki Mule for vineyard operations

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