



PROPERTY NOTES

BELLISIMO VINEYARD ESTATE

8320 & 8322 Franz Valley Road, Calistoga

www.BellisimoVineyardEstate.com

OVERVIEW

- + Two prime Knights Valley parcels
- + Spectacular vineyard and mountain views
- + 153.43 +/- total acres
- + APNs: 120-140-081-000 and 120-130-028-000
- + 65.74 +/- acre vineyard, 2.37 +/- acres currently fallow
- + Custom built Mediterranean compound, built in 2003, purchased in 2012
 - o Main house: 3,932 +/- sq ft, 3BR/3FB/2HB
 - o Second dwelling 624 +/- sq ft, 2BR/1BA, with kitchen and living room
 - o Guest house: 748 +/-sq ft, 2BR/2BA above 3-car garage
 - o Office cottage: 910 +/-sq ft with office, recreation room/bedroom and full bath
 - o Total of 8 bedrooms, 8 full baths, 2 half baths
 - o Architect: Sandy Walker
 - o Designer: Erin Martin for some of the structures
 - o 50' infinity pool and spa
 - o Pool cabana
 - o Regulation size tennis court/pickleball courts
 - o Expansive outdoor entertaining areas
- + Additional structures
 - o 4 Residences with attractive rental income potential
 - o Large barn
 - o Pump house with two new pump engines
- + Water supply: access to 2 high-production water wells and reservoir
- + Gated and fully-fenced

MAIN RESIDENCE

- + Gorgeous honed limestone floors
- + Solid core custom interior doors with whitewashed finish and bronze hardware

- + Recessed and custom sconce lighting
- + Rooms
 - o Formal dining and living rooms
 - o Chef's kitchen with butler's pantry and breakfast area
 - o Double height grand stairwell
 - o Primary suite and additional guest suite upstairs
 - o Additional private guest suite with separate entrance
 - o Spacious laundry room
 - o 2 Half baths on first level
- + 3 Wood burning fireplaces
- + Ample storage

Formal Living Room

- + Large scale space with lofty 18' vaulted ceilings
- + Natural white-washed wood plank and beam ceiling
- + Grand wood burning fireplace
- + Recessed lighting and custom wall sconces
- + Three sets of French doors leading to central outdoor terrace

Kitchen

- + Refined rustic chef's kitchen
- + Radiant floor heating
- + Custom oak cabinetry with large central island and honed limestone countertops
- + 3 Stainless steel Bosch dishwashers
- + Double Kitchen Aid Ovens
- + Sub-zero stainless steel side-by-side refrigerator
- + 6- burner stainless steel Viking range top
- + Custom limestone hood over range with inlaid Spanish tile backsplash
- + Butler's pantry with abundant storage and open shelving, ideal for catered events
- + South-facing breakfast dining area
- + Two sets of French doors opening to central outdoor terrace

Formal Dining Room

- + Dining room opens to back courtyard with wall-width pocketing glass door for open-air dining
- + Wood burning fireplace with inlaid Spanish tile surround
- + Ideal indoor/outdoor entertaining space
- + Honed terra cotta floor tile in herringbone pattern
- + Direct open access to Chef's kitchen
- + Recessed lighting and central chandelier
- + Seating for 12 guests

Powder Room

- + Floating vanity with stone counter and carved wood detail

Exterior Attached First Floor Guest Suite

- + Private location on ground level at the west end of main residence

- + Wood burning fireplace
- + Built-in open shelving
- + French doors opening to a spacious private patio
- + En-suite bathroom
 - o Double vanity with under-mount sink and polished nickel faucets
 - o Walk-in glass shower with floor-to-ceiling limestone tile and polished nickel rain head and wand

Laundry Room

- + Located on ground level
- + LG washer and dryer
- + Large double sided sink
- + Honed terra cotta tile flooring with herringbone pattern
- + Large cleaning closet
- + Half bathroom located adjacent to laundry

Primary Bedroom

- + Private and spacious suite located on second level
- + Approached from grand stairway landing complete with sitting area and vaulted ceilings
- + Wall-to-wall carpet
- + Lofty white-washed wood plank and beam ceiling
- + Spacious walk-in closet
- + French doors opening to private covered balcony with views of vineyard, garden, pool and forested hills

Primary En-suite Bathroom

- + Honed limestone floor with inlaid detail
- + Dual vanities with honed limestone counters and polished nickel fixtures
- + Oversized soaking tub
- + Walk-in steam shower with honed limestone tile interiors and polished nickel rain head and wand
- + Recessed lighting
- + Rustic "Dutch" door leading to private walled patio with banquette seating

Upstairs Guest Suite

- + Located on second level at the west end of main residence
- + Wall-to-wall carpet
- + En-suite bathroom
 - o Large vanity with double under-mount sinks, honed limestone countertop and polished nickel fixtures
 - o Honed limestone floor
 - o Walk-in shower with honed limestone tile walls and polished nickel rain head and wand
- + Three sets of French doors opening to two balconies, one Juliet-style and the other a large, covered balcony overlooking vineyards and grounds

SECOND DWELLING

- + 2 bedrooms with built-in open shelving and access to outdoor terrace
- + Spacious shared bathroom with dual vanity and walk-in shower
- + Fully equipped kitchen with oven, dishwasher, under-counter refrigerator, electric cooktop
- + Breakfast nook/lounge area surrounded by windows
- + Concrete floors
- + Vaulted open beam ceilings and abundant natural light throughout
- + Sconce and recessed lighting
- + French doors leading to covered flagstone terrace and al fresco dining area overlooking tennis court and vineyard

OFFICE COTTAGE

- + Beautifully remodeled in 2020
- + Handsome office with vaulted ceiling and built-in cabinetry with open shelving
- + Spacious recreation room/bedroom with built-ins and French doors opening to private north-facing terrace with vineyard views
- + Engineered wood floors
- + Gorgeous RH bathroom
 - o Floating vanity with dual under-mount sinks and RH bathroom aged brass fixtures
 - o Marble tile floors
 - o Modern sconce lighting
 - o Shower with marble tile floor/walls and aged brass fixtures

GUEST COTTAGE

- + Located above 3-car garage
- + 2 bedrooms with wall-to-wall carpeting
- + En-suite baths
 - o Both bathrooms have single vanities with colorful glazed tile counters
 - o Stall shower in one bath, second bath with shower-over-tub
- + Washer and dryer
- + Both bedrooms have French doors opening to south-facing Juliet balconies and views overlooking the valley, vineyards and grounds

GARAGE

- + 3-car side-by-side garage
- + Automatic garage door openers
- + Approached from large gravel motor court with abundant parking area

OUTDOOR LIVING

- + Expansive outdoor dining and lounging terrace with spectacular views and firepit
- + Recently refurbished 50' heated infinity edge pool, integral spa and automatic cover
- + Cabana-style pool house
 - o Vaulted open beam ceiling
 - o Dishwasher, sink and mini-fridge
 - o Built-in banquette seating
 - o Two walls of retracting sliding glass doors
 - o Ideal for indoor/outdoor poolside entertaining
 - o Full bath with shower, sink and water closet
- + New Monte Alpi 6-burner barbeque grill
- + Private courtyard patio
- + Extensive outdoor lighting
- + Recently resurfaced tennis court with 2 outlined pickle ball courts

ADDITIONAL RESIDENCES

- + Four rental cottages
 - o 8312: 5 bedrooms, 3 baths, 3216 +/- sq ft, renovated, not currently occupied
 - o 8314: 3 bedrooms, 1 bath, 1225 +/- sq ft, renovated, tenant occupied
 - o 8316: 3 bedrooms, 1 bath, 945 +/- sq ft, needs to be renovated, not currently occupied
 - o 8318: Manufactured home, 3 bedrooms, 2 baths, 1702 +/- sq ft, renovated, occupied by caretaker for free
- + Total square footage: 7088 +/- sq ft
 - o Manufactured home: 1702 +/- sq ft
 - o Total square footage of remaining 3 structures: 5386 +/- sq ft

VINEYARD

Vineyard Overview

- + 65.74 +/- total vineyard acres, 2.27 +/- acres currently fallow
- + Knights Valley AVA
- + Farmed by Stornetta Made Vineyards
- + Frost protection:
 - o Overhead sprinklers from pond
 - o One wind machine
- + Large staging area for harvest equipment

Cabernet Sauvignon Blocks

- + 37.76 +/- acres
- + Spacing: Various spacings, see block map

Sauvignon Blanc Blocks

- + 7.76 +/- acres
- + Spacing: 9 x 5

Chardonnay Blocks

- + 17.85 +/- acres planted
- + 2.37 +/- acres fallow, Block I
- + Spacing: 10 x 8

INFRASTRUCTURE

- + Water wells
 - o Ag well: 350 +/- gpm production tested in summer of 2021
 - o Domestic well: 85 gpm production tested in August of 2022, also shared with neighbor
- + Gas: propane, single tank
- + Wastewater: septic
- + HVAC: Estate Compound
 - o Main house: Central forced air heating and air conditioning with hydronic heated floors on first level
 - o Second dwelling: Central air conditioning
 - o Office cottage: Central forced air heating and air conditioning
 - o Guest house: Central forced air heating and air conditioning
- + Water heaters: Estate Compound
 - o Main house: conventional tank
 - o Second dwelling: on demand
 - o Office cottage: on demand
 - o Guest house: conventional tank
 - o Pool cabana: conventional tank
- + Internet: Wireless internet through Starlink satellite
- + TV: DirecTV
- + Phone: AT&T
- + Security: Bay Alarm in main house only

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