



1125 Rutherford Road
www.NapaValleyFusion.com
Property Notes

General

- Original year built: 1958
- Rebuilt in 2011
- Architect: Juan Carlos Fernandez
- 0.41 +/- acre lot
- 2,500 +/- sq. ft. single story residence
- 4 bedrooms/3.5 baths
- 500 +/- sq ft pool house with full bath
- 2-car detached garage built in 2014
- Prime Rutherford location
- High-end modern design and finishes
- South facing backyard and expansive vineyard views

Exterior

- Exterior stucco finish
- Metal roof 4 years old on main house and 1 year old on garage
- Dual pane windows
- Lighting by City Lights

Features Throughout

- Reclaimed hardwood floors, Douglas Fir 5" wide hand picked planks
- All countertops in commercial grade stainless steel, custom made and finished on site.
- Cat-5 and Coax wiring throughout the house
- Nuvo Whole House eight zone audio system with in-ceiling speakers
- Smart home wall-mounted iPad controllers with LaunchPorts
- Each bedroom is wired for phone, internet and coax based video
- Custom made window coverings
- Glass doors with custom door frosting
- Oversized windows and skylights
- Level 5 finish walls
- OMNIA door hardware
- Recessed lighting by Elco
- Lutron lighting control with dimmers

Entryway and Front Hall

- Custom front door with August Smart Lock
- Skylight
- Custom designed wine glass door bell
- Coat closet
- Utility closet
- Chandelier by Moooi, Amsterdam, Netherlands

Great Room (Open Living and Dining Rooms)

- Surround sound speakers
- Dry bar with custom stainless steel countertop, custom cabinetry, and light fixture above by Ingo Maurer, Germany
- LaunchPort inductive magnetic wall-mounted iPad for home control
- Gas 20,000 BTU fireplace by Blaze Fireplaces with custom made stainless steel mantel and hearth designed by TSJ Design Group
- NuVo Audio port
- Large dual sliding glass doors for backyard deck access

Kitchen

- Open to great room
- Viking Professional three-zone 156 bottle wine cooler
- Viking Professional 42" side-by-side refrigerator (feat. Bio-Fresh technology) and freezer
- Viking Professional 6 burner cooktop and custom Elica hood with Viking 650 CPM blower
- Viking Professional electric oven
- Viking Professional built-in microwave
- Miele built-in coffee/espresso maker
- Viking Professional dishwasher
- Four built-in garbage and recyclables bins
- Custom commercial grade stainless steel countertop with integrated sink designed by TSJ Design Group, garbage disposal and Grohe faucet
- Custom kitchen cabinetry with soft close hinges
- Large central island
- Campbell Soup pendant light fixtures by Ingo Mauer, Germany
- Walk-in pantry with recessed lighting
- In-wall full-color Aiphone video intercom and wireless gate opener
- NuVo Audio port
- Sliding glass door for backyard deck access

Powder room

- Tile work designs TSJ Design Group with Walker Zanger tile
- Stereo speaker with volume control
- Single vanity Kohler sink with Grohe faucet and custom cabinetry
- Wall sconces by City Lights
- Toto dual flushing toilet

Media room

- Large windows allowing for natural light
- Ceiling mounted overhead light
- Surround sound wall speakers
- LaunchPort inductive magnetic wall-mounted iPad for home control

Guest Suite

- Large windows allowing for natural light
- LaunchPort inductive magnetic wall-mounted iPad for home control
- Surround sound speakers
- NuVo Audio port
- Bathroom
 - Tile work designs by TSJ Design Group with Walker Zanger tile
 - Stall shower with Walker Zanger tile surround, pebbled flooring, nickel fixtures, shampoo nook, and recessed lighting above
 - Linen closet
 - Ceiling speakers
 - Separate Toto dual flushing toilet with recessed lighting
 - Custom single vanity with Kohler sink, custom stainless steel countertop, Grohe faucet, and custom cabinetry
 - Sconce lighting by City Lights

Hall Bathroom

- Shared by two guest bedrooms
- Tile work designs by TSJ Design Group with Walker Zanger tile
- Wisper Fan by Panasonic
- Toto dual flushing toilet
- Shower over tub with Walker Zanger tile and glass surround, rain-shower head and nickel fixtures
- Custom single vanity with Kohler sink, Grohe faucet, and custom cabinetry with stainless steel countertop
- Sconce lighting by City Lights

Master Suite

- Custom door design
- 2 ceiling speakers with zone control
- Chandelier by Moooi, Amsterdam, Netherlands
- Reclaimed wood wall
- LaunchPort
- NuVo Audio port
- Large sliding glass door leading to outdoor deck
- Bathroom
 - Tile work designs by TSJ Design Group with Walker Zanger tile (floor and wall)
 - Ceiling speakers
 - Stall shower with Walker Zanger tile surround and pebbled floor, shampoo nook and nickel fixtures
 - Oversized soaking tub with jets and water wand

- Large window allowing for natural light
- Custom dual vanity with Kohler sinks, Grohe faucets, and custom cabinetry with stainless steel countertop
- Sconce lighting by City Lights
- Separate Toto Neorest 550 Japanese robotic toilet
- Walk in closet with floor-to-ceiling built-ins from California Closets

Laundry room

- Tile design by TSJ Design Group and Walker Zanger tile
- Recessed Florescent lighting
- Custom cabinetry with custom stainless steel countertop
- Frigidaire Affinity washer and dryer
- Access to backyard

Pool House

- Custom high gloss concrete floor
- Recessed lighting by Elco
- 2 built-in speakers with zone control
- LaunchPort
- NuVo Audio port
- Nest WiFi thermostat
- Closet
- Large windows allowing for natural light
- Custom window coverings
- Bathroom
 - Wisper Fan by Panasonic
 - Tile work designs by TSJ Design Group with Walker Zanger tile
 - Oversized stall shower with Walker Zanger tile surround, pebbled flooring, Nickel fixtures with detachable water wand and shampoo nook
 - Towel hooks
 - Toto dual flushing toilet
 - Custom single vanity with Kohler sink, Grohe faucet, custom stainless steel countertop, and custom cabinetry
 - Sconce lighting by City Lights

Garage

- 2-Car
- Side-by-side
- Detached
- Custom concrete flooring
- Automatic garage door opener with iPhone remote access
- Touchpad side door entry

Outdoors

- Motorized gate entry with automatic opener
- Established trees and shrubs including olive, cypress, star jasmine and lavender
- Low volt LED lighting with spots and timed controllers
- Gas Firepit

- In-ground south-facing pool and spa with automatic cover and spectacular vineyard views
- Expansive lawn surrounding the pool
- Outdoor speakers with zone control
- Expansive Brazilian Ipe decking and Sandstone patio seating areas
- Wood and steel trellises
- Automatic 24-zone drip irrigation
- Outdoor shower with Hans Grohe rainfall shower head and built-in bench

Infrastructure

- HVAC: Forced air gas heat and air conditioning with Nest WiFi thermostat
- Gas: PG&E natural gas
- Electric: PG&E
- Water: Napa City water
- Sewer: Standard septic
- Hot water heaters: on-demand natural gas
- TV: Pre-wired for DishTV
- Internet: Satellite 50Mb/second high-speed Internet from NapaNet
- Phone: Ooma VoIP telephone system with wireless 5GHz handsets

Cyd Greer
 Broker Associate
 CalBRE# 01390876
 1289 Main Street, St. Helena, CA 94574
 707-322-6825 Cell
 707-286-5500 eFax
 cgreer@cnapavalley.com
 www.cydgreer.com

Information contained herein is deemed reliable but is not guaranteed, has not been verified, and is subject to change.
 This document shall not serve as part of a purchase contract.
 Copyright © 2016 by Cyd Greer. All rights reserved.