



1221 Green Valley Road  
Property Notes  
[www.NapaValleyVista.com](http://www.NapaValleyVista.com)

#### General

- Home built in 1990
- Two parcels:
  - 045-330-025-000, 9.9 +/- Acres
  - 045-330-024-000, 0.24 Acres
- Purchased by Margrit Mondavi in 2009
- Major remodel by Howard Backen and Grassi & Associates
- Single story 2BR/2.5 BA main residence
  - Formal living room
  - Formal dining room
  - Open family room and kitchen
  - Office
  - Easy indoor/outdoor flow
- 1BR/1BA separate guest unit
  - Living room
  - Laundry room
- 4,064 +/- sq. ft. total living space
- Expansive decks and outdoor living areas
- Infinity edge pool with integral spa
- Single car garage, 3-car carport, large motor court
- Gated entry
- Panoramic South and West-facing vineyard, valley and mountain views
- 4 +/- Acres under 30% slope, Coombsville AVA

#### Exterior and Features Throughout

- Stucco exterior
- Lifetime composition roof
- High ceilings
- Large format hydronically heated travertine tile flooring
- Smooth walls with Backen white custom color
- Large scale exterior sliding doors
- Solid wood interior doors with satin nickel hardware
- Track and recessed lighting

### Entryway & Living Room

- Custom crafted entry door made with antique door from Wappo Hill
- Brushed chrome LED track lighting
- Vaulted cathedral ceiling with open beam, tongue and groove detail
- Built-in speakers
- Wood burning fireplace with stone surround and hearth
- Large scale sliding doors leading to expansive view deck

### Formal Dining Room

- LED brushed chrome track lighting
- Large scale sliding door leading to expansive view deck
- Floating walls and open shelving

### Kitchen

- Open to family room
- Recessed lighting
- Large sliding view window with automatic screen, opening to outside bar
- Multiple skylights providing abundant natural light
- Honed white Calacatta marble slab counters
- Shaker style cabinetry with soft closures
- Breakfast bar seating for two
- Spacious center island
- Butler's pantry with built-in cabinets, open shelving, and white Calacatta marble counter
- Two Kohler under-mount side-by-side sinks with Kitchen-Aid garbage disposals and satin nickel fixtures
- Sub-Zero 36" cabinet front refrigerator with freezer drawer
- Miele, La Perla Series, dishwasher with cabinet front
- Stainless steel Wolf gas range with dual ovens, 6 burners, grill and stainless steel hood

### Family Room

- Open to kitchen
- Recessed lighting
- Built-in speakers
- Wood burning fireplace with white painted brick surround and hearth
- Built-in cabinetry
- Large scale sliding doors leading to front patio deck and expansive view deck

### Gallery Hall

- Custom crafted entry door made with antique door from Wappo Hill
- Leading to 1-car Garage
- Brushed chrome LED track lighting
- Built-in white bookshelves

### Master Suite

- Recessed lighting and brushed chrome LED track lighting
- Oversized West-facing sliding windows with automatic screen
- Access to expansive deck and pool area

- Built-in white cabinetry
- Walk-in closet with custom built-ins
- Bath
  - East and West facing windows and skylight providing abundant natural light
  - Recessed lighting
  - Vanity sconces are not included in the sale
  - Oversized stall shower with travertine tile surround and brushed chrome fixtures with oversized rain shower head
  - Freestanding bath tub with satin nickel fixtures and detachable water wand
  - Dual vanity with under-mount sinks, satin nickel fixtures, honed white Carrara marble counter, and white cabinetry
  - Window bench seating
  - Separate water closet with recessed lighting, single pedestal sink, and white marble shelf
- Office
  - Attached to the master bedroom
  - Large view window and skylight
  - Recessed lighting
  - White built-in desk, drawers, and shelving

#### Bedroom Suite

- Recessed lighting
- East and south-facing windows providing natural light
- Closet with built-ins
- Bathroom
  - Oversized stall shower with travertine tile surround and brushed nickel fixtures
  - Single white vanity with Carrara marble countertop and under-mount sink with satin nickel fixtures
  - Pivot mirror with sconce lighting above

#### Powder Room

- Pedestal sink with brushed satin nickel fixtures
- Sconce lighting

#### Lower Guest Unit/Laundry

- Living Area
  - Recessed lighting
  - West facing French door entry providing abundant natural light and views
  - Ceiling fan
- Bedroom
  - Sconce lighting
  - West facing windows providing natural light
  - Separate entrance with Dutch door
- Bathroom
  - Sconce lighting
  - Tile floor
  - Pedestal sink with polished chrome fixtures
  - Towel and toiletry shelving
  - Stall shower with tile surround and polished chrome fixtures

- Laundry
  - Recessed lighting
  - Bosch Nexxt premium washing machine and Maytag dryer
  - Storage cabinets

#### Outdoor Living

- Beautiful established landscaping with automatic irrigation
- Deer-proof vegetable and citrus garden
- Front patio and expansive view deck
- Infinity edge pool with solar heating and integral spa

#### Infrastructure

- Heating: hydronically heated floors
- Electric: PG&E
- Gas: propane
- Water: private well, recently tested at 35 gpm
- Engineered septic
- Water heater: propane

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