



## 199 ZINFANDEL LANE ♦ FEATURES AND AMENITIES

### The Land

- 2.27 +/- acre parcel
- APN # 030-290-021-000
- Level valley floor location
- Partial vineyard & mountain views
- Prime neighborhood among high-end estates

### The Structures

5,984 +/- sq ft of conditioned space

5,234 +/- sq ft main residence

- Single story
- Grand entry with corrugated metal ceiling, 28 light chandelier and adjacent half bath
- Great room with clerestory windows, 25' vaulted ceilings, gas fireplace, 65" TV, and large pocketing doors
- White-on-white chef's kitchen with high-end appliances and breakfast room
- Master suite with gas fireplace, 62" TV, pool access, 2 walk-in closets, free standing tub and dual vanities
- Den/bedroom with attached full bath
- Two additional bedroom suites
- Ledger stone wine cellar with custom racking and glass display
- Laundry room

750 +/- sq ft guest house

- One bedroom suite
- Bath with dual vanity and walk-in shower
- Living room
- Wet bar with dishwasher and mini frig
- Pool access

884 +/- sq ft detached garage

- 3-Car side-by-side
- Automatic door openers
- Expansive gravel auto court for parking

### Style and Materials

- New construction
- Modern barn style
- Western red cedar board and batten and Montana Stone exterior
- Jeld-Wen black metal clad windows
- Corrugated metal and 50-year rated comp roofs
- French white oak wide plank floors
- Emtek bronze hardware
- Grohe fixtures
- Possini Euro and RHW light fixtures
- Granite, marble & Caesarstone countertops

### Outdoor Living

- 3,465 +/- sq ft covered breezeways and patios
- Heated infinity edge pool with integral spa
- Full bathroom with pool access
- Built-in barbecue
- Fire feature
- Bocce court with oyster shell surface
- Newly landscaped with automatic irrigation
- Extensive exterior lighting

### Infrastructure

- Gated entry
- City water
- Natural gas
- HVAC: Nest controlled forced air gas heat & AC, 2 zones main house, 1 zone guest house
- Newly installed septic system rated for 5 BR
- ADT security system
- Central audio system with individually controlled zones in kitchen, rear patio, front patio, great room, master suite, bedroom hallway and guest house
- Cable ready for TV and internet