



2210 Soda Canyon Road
Property Notes
www.NapaFarmhouseEstate.com

OVERVIEW

- Prime location in high-end neighborhood
- 5 minutes from Silverado Trail
- Seller purchased property in 2009
- Substantial remodel and construction completed in 2014
- 289 +/- acres on 2 non-dividable parcels
 - APNs: 032-550-029-000 and 039-020-028-000
- 16 to 18 +/- plantable acres – most with irrigation on or water source nearby, most already planted with cover crop and cultivated annually
- Spectacular views including view of Mt. Tamalpais and SF bay
- 1BR/1BA main house
- 2BR/2BA guest cottage
- Detached three car garage
- 1832 +/- sq ft storage barn
- Greenhouses and studio space with extensive raised vegetable beds
- Water tower
- Ability to add a main residence and convert main house into guest house
- Ag Watershed zoning
- Gated access at two locations on Soda Canyon Road
- Horizontal wells with 60,000 gallon storage tanks
- Hiking trails and diverse wildlife

MAIN HOUSE/ POTENTIAL SECOND DWELLING

General

- This dwelling can become the second dwelling if a main house is built
- Board and batten exterior with Hardie Cement Board
- Standing seam galvalume metal roof
- 1200 +/- sq ft 1BR/1BA plus 700 +/- sq ft of unconditioned space
- 6" Baseboards
- Sierra Pacific exterior doors and windows
- Solid core Simpson interior doors with polished chrome and glass hardware
- Expansive ipe view deck with glass panels
- Rinnai hot water heater dedicated for main house

Living Room

- Wide plank oak wood floors
- Built-in shelving and cabinetry
- Beamed ceiling
- Gas fireplace with reclaimed wood mantle and stacked slate ledger stone surround
- Wall of windows providing spectacular valley and mountain views
- Glass sliding door access to front patio and to view deck
- Two coat closets
- Open foyer/entry off living room

Kitchen

- Custom grey shaker style cabinetry with rustic Schaub Artifex britannium hardware and glass fronts with handmade glass treatment
- Soapstone countertop with white Ann Sacks subway tile backsplash
- Full extension soft close drawers
- Viking four burner stainless steel gas range with convection oven and stainless steel Viking hood with heat lamps
- Open shelving
- Shaw fireclay apron front farmhouse sink with Rohl faucet and Insinkerator disposal
- Stainless steel Viking professional side-by-side refrigerator and freezer
- Microwave nook with Panasonic microwave
- Stainless steel top-of-the line Miele dishwasher

Bonus Room I, Used as Dining Room (designated as Outdoor Dining on plans)

- Unconditioned space
- Open to the kitchen
- Gray slate tile floor
- Extra wide French doors with side glass panels leading to view deck and front patio
- White board and batten walls
- Tongue and groove beamed ceiling
- Custom chandelier with large vintage oil glass vessels
- Galvanized art spotlight
- Reclaimed wood beam serving shelf
- Pass-through to kitchen
- Stacked slate ledger stone wall facing kitchen

Central Hall Leading to Bedroom, Main Bath and Office

- Wide plank oak hardwood floors
- Board and batten paneling
- Industrial style bronze sconces by Restoration Hardware

Bedroom

- Wide plank oak floors
- Beamed ceiling
- Sliding door access to view deck
- Beamed ceiling
- Double French door closets with built-ins

- Recessed lighting

Bathroom

- Carrera Marble floor with basket weave motif detail
- Sunflower Carrera mosaic feature wall, subway, and hexagonal Carrera marble shower with Grohe polished chrome fixtures, bench and thermostatic control
- Built-in open shelving
- Custom painted vanity with Porcher porcelain farm sink, soap stone countertops, polished chrome vintage faucet and glass knobs
- Mirror with wooden shelf
- Glass and polished nickel sconces
- Porcher toilet
- Motion sensor light for night use

Bonus Room II, Used as Office (designated as Sleeping Porch on plans)

- Unconditioned space
- Reeded glass door entry
- Gray slate tile floor
- White board and batten walls
- Recessed lighting
- Access to view deck and backyard

GUEST COTTAGE

General

- Attached to main house via covered patio
- Board and batten exterior with Hardie Cement Board
- Standing seam galvalume metal roof
- Barn Light Electric galvanized outdoor lighting
- 966 +/- sq ft
- Two bedroom full en-suites
- Laundry room
- 6" Baseboards
- Sierra Pacific exterior doors and windows
- Simpson solid core interior doors with polished chrome and glass hardware
- Rinnai hot water heater and Pentek Big Blue filtration system

Bedroom Suite #1

- Wide plank oak wood floor
- Recessed halogen lighting
- Beamed ceiling
- Shiplap white washed wood wall detail
- Extra wide sliding doors with single recessed panel and mullioned windows
- Two closets
- Window bench with bookcase
- Independent control heat and air conditioning
- Bathroom

- White hexagonal porcelain tile floor
- White tongue and groove wainscoting
- White tongue and groove ceiling
- Nickel and milk glass sconce lighting
- Chrome mirrored medicine cabinet
- Porcelain and chrome pedestal sink with chrome fixtures
- Porcher Toilet
- Stall shower with tile surround, shampoo nook, Grohe chrome fixtures and detachable water wand
- Timed wall heater for supplemental heat
- Ceiling mounted school house light

Bedroom Suite #2

- Wide plank oak wood floor
- Recessed halogen lighting
- Beamed ceiling
- Tongue and groove walls
- Two extra wide sliding doors with single recessed panel and mullioned windows
- Walk in closet with built-ins
- Independent control heat and air conditioning
- Bathroom
 - White hexagonal porcelain tile
 - Tongue and groove ceiling
 - Single vanity with oversized farmhouse sink, chrome fixtures, custom built-ins and soapstone countertop
 - Sconce lighting and central ceiling light fixture
 - Timed wall heater for supplemental heat
 - Porcher toilet
 - Stall shower with tile surround, shampoo nook, chrome fixtures and Grohe detachable water wand

Laundry Room

- Exterior access via covered patio
- Nickel and milk glass pendant school house lights
- White hexagonal porcelain tile floor
- Lots of cabinetry with laminate countertops
- Oversized farm style utility sink with chrome fixtures
- Wine refrigerator
- LG Stainless steel refrigerator/freezer
- Thermostat controlled wall heaters
- Whirlpool Duet washer and dryer

OTHER ROOMS AND INFORMATION

Wine Cellar

- Wine 1500+ bottle capacity

- Custom mahogany wine shelving with room for 1,368, 750's, 66 magnums in slots and a minimum of 16 large bottles, 3 liters plus size. More room for additional case storage
- Brushed nickel LED track light fixtures
- Temperature controlled for wine
- Workshop with recycled cabinets and laminate countertops

3-Car Oversized Garage

- Board and batten exterior with Hardie Cement Board
- Standing seam galvalume metal roof
- Barn Light Electric galvanized outdoor lighting
- Side-by-side
- Automatic doors
- Additional space for workshop or storage
- RaceDeck interlocking floor tiles

Barn

- Board and batten exterior with Hardie Cement Board
- Standing seam galvalume metal roof
- Barn Light Electric galvanized outdoor lighting
- 1832 +/- SF with 3 huge bays (room to park 6 cars)
- 4 oversized overhead doors
- 6 – 80 year old specimen olive trees
- Workshop space
- Industrial ceiling fans – Barn Light Electric
- Industrial style light fixtures – Barn Light Electric
- 480-3 phase power and compressed air throughout
- Large air compressor
- Rinnai hot water heater and Pentek Big Blue filtration system
- Gas heater

Greenhouse/Studio Complex at the Old Tennis Court

- Board and batten exterior with Hardie Cement Board
- Standing seam galvalume metal roof
- Barn Light Electric galvanized outdoor and indoor lighting
- Cement floor – (studio interior) finished with Schofield stain
- Commercial grade glass greenhouses 348 +/- SF each – BC Greenhouses
- Studio space 579 +/- SF
- 12 raised garden beds 4x16' – Port Orford cedar – irrigated
- Room for additional beds
- Rinnai hot water heater and Pentek Big Blue filtration system

Landscape and Hardscape

- Stone walls
- White wood fencing
- Established plantings and trees
- Automatic irrigation in residential compound landscape

Outdoor Living

- Outdoor entertaining areas including covered pergola, patios and lawn
- Wildlife including deer, bobcat, coyote, fox, raccoon, skunk, grey squirrel, turkey, the occasional stray cow, and a wide variety of birds large and small
- Hiking trails

Infrastructure

- Water: Abundant water production via private wells.
 - Two seasonal waterfalls. Multiple seasonal streams
 - Conventional well
 - Horizontal wells drilled into hillside and piped to 5 steel storage tanks
 - Water Storage: 1 - 20,000 and 4 - 10,000 gallon tanks. Water flows through tanks and is always fresh, overflow is typically between 5,000 and 10,000 gallons daily
 - Pentek Big Blue whole house water filtration system on barn, greenhouse, guest cottage and main house – with pool style sediment filter at residential compound main intake
 - Galvanized irrigation pipe near or on most of the plantable areas, with sprinklers on 4 main growing plots, and main water line to additional growing site
- Gas: Propane, tanks at barn, greenhouse and guest complex
- Septic: Standard septic
- Electric: PG&E - 480 3-phase power with pad and conduit for 4,160 volt transformer to boost power for underground run to new building site.
- Internet: Kelton Consulting
- TV: DirecTv Satellite
- Phone: AT&T – 2 lines, one for house and one for gate
- Two metal gates at entrances to property – one with telephone controlled entry (DoorKing)
- Grandfathered roads on property to various site areas

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