



**660 Linda Falls Terrace**  
**Property Notes**  
**[www.BlueSkyHomeNapa.com](http://www.BlueSkyHomeNapa.com)**

**Background**

- Seller purchased property in 2006
- New main house built in 2008
- Architect: Juan Carlos Fernandez
- Builder: Grassi Construction
- Guest house and second dwelling were existing

**General**

- Lot size: 3.47 +/- acres
- Main house: 4,662 +/- sq ft, 2BR/2.5BA
- Second dwelling: 1,255 +/- sq ft, 2 BR/ 2 BA, rented for \$2400/month
- Guest house: 670 +/- sq ft, 1BR/1BA
- In ground heated infinity edge pool and spa
- Bocce court
- Panoramic mountain and Napa Valley views
- Gated entry
- Zoning: Ag Watershed

**Main House Overview**

- Steel frame construction with 6" thick wood frame walls and 12' piers
- Extra thick stucco exterior
- Flat white "cool" roof and corrugated galvanized metal roof
- Roof drains with cast iron downspouts hidden within the walls
- 6" thick integral color concrete slab floors with hard trowel finish and sealant
- Recessed lights throughout
- Fleetwood exterior metal doors and low-E windows
- Custom rifted and stained white oak cabinetry
- Custom solid core interior doors with white oak veneer and horizontal reveals
- Satin chrome hardware
- Great room with wood burning fireplace
- Spacious sun room terrace with fireplace opens to pool
- Formal dining room

- Chef's kitchen
- Half bath
- Master suite with views and spa-like bath
- Office
- Second bedroom suite
- Laundry room
- 1500 Bottle capacity wine cellar
- Three car garage

#### Great Room

- Large-scale pivoting glass front door
- High ceiling and clerestory windows with electronic control
- A wall of pocketing glass doors leading to sunroom terrace
- Wood burning fireplace with gas starter, concrete hearth and custom cut steel surround with blue gun wax finish

#### Sunroom Terrace

- Spectacular mountain and Napa Valley views
- Becomes one with the great room through a wall of pocketing doors
- Wood burning fireplace
- Wood storage nook
- Large scale pocketing screen doors leads to outdoor terrace and infinity pool
- Access to kitchen and master bedroom

#### Formal Dining Room

- Separate dining room provides a private dining experience
- Wall of windows with front property views
- Dual built-in linen and china closets

#### Kitchen

- Wall of windows with automatic shades provides full panoramic view
- Large scale island with Carrera marble counter and breakfast bar seating for four
- Custom oak cabinets with dark stain and full extension soft close drawers
- Concrete counters and backsplash
- Miele stainless steel dishwasher
- Two under-mount Blanco stainless steel sinks; filtered water
- Wall-mounted Sharp TV (included in sale)
- Stainless steel Viking double oven with convection feature
- Stainless steel Viking refrigerator
- Stainless steel Viking freezer
- Stainless steel Viking 4 burner gas cooktop with griddle and pot filler
- Stainless steel Viking hood with heat lamps and variable speed fan
- Pull-out pantry
- Walk-in pantry
- Access to sunroom terrace

#### Wine cellar

- 1500 Bottle capacity
- Temperature controlled
- Oak shelving and racking for 750 ml and magnum

#### Half Bath

- Located in the front hall
- Integral concrete counter, sink and lower shelf
- Pendant light
- Toto toilet

#### Coat Closet

- Located in front hall
- Contains media controls

#### Master Suite

- Spectacular mountain and Napa Valley views
- Wall-mounted Sharp TV (included in sale)
- Floor-to-ceiling windows with automatic shades
- Built-in shelving
- Bed frame included in sale
- Access to sunroom terrace
- Dual access walk-in closet with built-in drawers and shelving
- Bath
  - Floating vanity with closed storage, dual under-mount porcelain sinks and blue glass mosaic tile backsplash
  - Pendant lighting
  - Concrete and blue glass tile floor
  - Walk-in shower with blue glass mosaic tile, shampoo nooks, wall-mounted and ceiling-mounted rain heads
  - Make-up vanity with cabinet storage
  - Water closet with Toto toilet and open shelving

#### Office

- Built-in oak desk with glass inlay
- Built-in shelving
- Art nook
- View window with automatic shades and views of garden and bocce court

#### Laundry

- White Caesarstone counters
- Blue and white tile backsplash
- Whirlpool duet washer and dryer (included in sale)
- Under-mount utility sink
- White epoxy coated cabinet and drawer storage with satin nickel pulls

### Guest Suite

- Slider to bocce area and side yard
- Wooded views
- Bath
  - Pebble floor
  - Vanity with concrete counter, oak open shelving, and porcelain vessel sink
  - Walk-in shower, pebble floor, rectangular block white tile and shampoo nook
  - Modern sconce lighting
  - Upper windows
  - Toto toilet

### Infrastructure

- Main house HVAC: 5 zone hydronic heating, 2 zone central heat and air
- Septic
  - Newer engineered septic for main house and second dwelling; leach lines and reserve area located in wooded area
  - Standard septic for guest house; leach lines at bocce court
- Water heater: Central gas water heater/boiler for hydronic system and hot water needs
- Water:
  - Linda Falls mutual water company
  - Howell Mountain Water Company hook-up
  - Private well with tank for fire protection and irrigation supplementation
- Electric: PG&E
- Gas: Natural gas from PG&E
- Internet: AT&T
- Phone: AT&T
- TV: DirecTV, Comcast available
- Central audio system with controls in entry closet
- Security system: Silverado Alarm, includes fire sensing, motion and closure sensing
- Generator supports primary electric functions
- Solar: 10 KW system with 48 panels on roof; system offsets approximately 75% of annual electric demand

### Guest Cottage

- 1BR/1BA
- Living room
  - Built-in cabinetry
  - French doors to deck
  - Wall-to-wall carpet
  - Tongue and groove walls and ceiling
  - Wood stove
  - Williams wall heater

- Bath
  - Pedestal sink
  - Slate floor
  - Tile shower
  - Hanging cabinet
- Kitchenette
  - Stainless steel sink
  - GE refrigerator

## Second Dwelling

- Exterior
  - Board and batten
  - Metal dual pane windows
  - Corrugated metal roof
  - Sun deck
- Great room
  - Cathedral ceiling with clerestory windows
  - Wood wall-to-wall carpeting throughout
  - Wood burning fireplace with stone/steel surround and stone hearth
  - Stainless steel ceiling fans
- Kitchen
  - Zinc countertop
  - Breakfast bar with seating for 4
  - Natural wood cabinets
  - 4 Burner Jenn-Air gas convection range
  - GE stainless steel side-by-side refrigerator
  - Stainless steel sink with Insinkerator disposal
  - Bosch stainless steel dishwasher
  - Pantry closet
- Main level bedroom
  - Bed nook
  - 6 Windows with pastoral views
  - Hall linen closet
- Bath
  - Pedestal sink
  - Slate floor
  - Zinc medicine cabinet and glass shelf
  - Stall shower with honed tile surround
- Loft bedroom
  - Rebar railing
  - Beam ceiling with stainless steel ceiling fan
  - Walk-in closet
- Upstairs bath
  - Barn door entry
  - Slate floor
  - Vanity with rectangular porcelain undermount sink and natural wood cabinet
  - Shower with subway tile surround

- Infrastructure
  - Gas water heater
  - HVAC forced air gas
  - Septic: shared system with main house
  - Stacked Kenmore washer and dryer

#### Outdoors

- Drought tolerant landscape with automatic irrigation
- Room for a gentleman's vineyard
- Pool
  - Infinity edge
  - Heated
  - Automatic cover
  - Built on 12' piers
- Spa
- Outdoor shower
- West side of house outside of guest room is trellis-ready



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