



GLOBAL LUXURY™

7040 Silverado Trail

www.NapaValleyViewEstate.com

Property Notes

General

- Seller purchased property in 2002
- Main home built in 2004
- Adobe guest casita year-built is unknown
- Parcel size: 11.58 +/- acres
- Impressive panoramic valley and mountain views
- 1,942 Vine Cabernet Sauvignon vineyard

Main House Overview

- Main house: 7,278 +/- sq ft
- 4 Bedrooms, 4 full baths, 3 half baths
- 1,285 sq ft of terraces
- Stucco exterior with tile roof and metal clad exterior doors/windows
- Formal living and dining rooms
- Open kitchen/family room
- 4 En suite bedrooms, including master suite
- First floor office
- Lower level office
- Upper level mini office
- Exercise room
- Laundry rooms on upper and lower level
- Game room
- Wine cellar
- Expansive terrace with spectacular views
- Outdoor living room with fireplace
- Heated pool with automatic cover
- Detached 3 car garage

Living Room

- Tongue and groove washed wood ceiling with open beams
- Polished travertine floors
- Wood burning fireplace with custom stone mantle
- Open to dining room

Formal Dining Room

- Rustic chandelier
- Access to entertaining terrace and barbecue
- Panoramic views
- Tongue and groove washed wood ceiling with open beams
- Recessed lighting
- Polished travertine floors

Kitchen/Family Room

- Custom cabinetry with open shelving
- Granite countertops
- Stone tile floors with pebble inlay
- Island with deep fat fryer and stainless steel under-mount sink
 - Subzero pull-out drawer refrigerator
 - Wolf microwave
 - Island seating
- Side-by-side Subzero stainless steel refrigerator
- Wolf six burner stove top with hood, decorative back splash & pot filler
- Wolf oven
- Viking trash compactor
- Double stainless steel under-mount sink
- Cabinet front Bosch dishwasher
- Grand sliding glass doors leading to exterior patio (remote controlled awning)
- Walk-in pantry
- Recessed lighting
- Grand wood burning fireplace
- Built-in entertainment cabinetry
- Butler's pantry
 - Granite counter tops
 - Wine cooler
 - Custom cabinetry, some with glass fronts
 - Stainless steel under mount sink
 - Stainless steel mini fridge
 - Two drawer dishwasher
 - Subzero icemaker
- Bar
 - Granite counter top
 - Glass shelving
 - Stainless steel sink
 - Stainless steel mini refrigerator

Study

- Wall-to-wall carpet
- Padded fabric walls
- Built-in shelving
- Wood burning fireplace
- Recessed lighting
- Double door opening to hall

Master Suite

- Wood burning fireplace with concrete surround and hearth
- Private terrace and pool access
- Recessed lighting
- Ceiling fan
- Sound system
- Mullioned double hung windows
- Wall-to-wall carpeted floors
- Window seat with storage
- Tongue and groove washed wood ceilings with open beams
- Walk-in closet with built-in cabinetry and recessed lighting
- Bathroom
 - Custom honed limestone soaking tub with polished chrome fixtures
 - Tumbled travertine floors
 - Double vanity with honed limestone counters and under-mount sinks
 - Walk-in shower with honed mosaic stone tiles and tumbled travertine tile surround, etched glass door and rain shower head
 - Steam bath with built in tumble travertine two tier bench
 - Water closet with Toto toilet
 - Panoramic views

Game Room

- Wall-to-wall carpet
- Wood burning fireplace
- Recessed lighting
- Sound system
- Oversized storage closet
- Built-in shelving and desk
- Attached bathroom
 - Vanity with granite countertop with under mount sink
 - Travertine tile floors
 - Toto toilet

- Attached Mini Kitchen
 - Granite countertop
 - Stainless steel under-mount sink
 - Miele stainless steel dishwasher
 - Dacor stainless steel microwave
 - U-line mini fridge

Wine Cellar

- Custom racking
- Temperature controlled
- Approximately 1300 – 1400 bottle capacity

Bedroom upstairs (far right)

- Wall-to-wall carpeting
- Ceiling fan
- Recessed lighting
- Walk-in closet
- Panoramic valley views
- Access to outdoor deck
- Bathroom attached
 - Honed lime stone countertops
 - Tumble travertine floors
 - Under-mount chrome fixture sink
 - Shower over tub with shampoo nook, polished nickel fixtures, tumbled travertine mosaic tile surround
 - Natural wood cabinetry

Bedroom upstairs (center)

- Wall-to-wall carpeting
- Recessed lighting
- Walk-in closet
- Panoramic valley views
- Access to outdoor deck
- Bathroom
 - Panoramic mirrors
 - Walk-in closet
 - Honed limestone counter top with under-mount sink
 - Chrome towel racks
 - Shower with tumbled travertine mosaic tile surround

Bedroom Upstairs (Far Left)

- Wall-to-wall carpeting
- Recessed lighting
- Ceiling fan

- Walk-in closet with painted wood dresser
- Bathroom
 - Honed limestone counter top with double under-mount sink
 - Walk-in shower with travertine tile, shampoo nook, and polished nickel fixtures
 - Toto toilet

Upstairs Laundry Room/Office Nook

- Two built-in desks and open shelving
- Work area with laminate counter top
- Maytag washer/dryer
- Marvel mini fridge

Exercise Room

- Two French Doors accessing outdoors
- Mirrored wall
- High impact flooring
- Marvel mini fridge
- Recessed lighting
- Access to laundry room with Whirlpool washer and dryer
- Half Bath
 - Pedestal sink with chrome fixtures
 - White cabinetry
 - Travertine tile flooring

Lower Office

- Wall-to-wall carpeting
- Recessed lighting
- Sound system
- Three French doors opening to exterior w/mini pond
- Built-in desk with granite counter
- Open shelving
- Wood burning fireplace with stone mantle
- Window seat with dog house nook

Guest Casita Overview

- 1,140 +/- sq ft
- Adobe brick construction with tile roof
- 2 bedrooms, 1 full bath, 1 half bath
- Open kitchen/living room
- Fireplace
- Covered terrace
- Heated pool with manual cover
- Vegetable garden
- Tree house

Vineyard

- 1.25 +/- acres
- Cabernet Sauvignon: 1,942 vines,
- Upper Block
 - Clone 169, rootstock 101-14
 - Planted 2006/2007
 - Spacing 4 x 5
- Lower Block
 - Clones 15 and 30, rootstock 110R
 - Planted 2007, replanted 2015/2016
- Hand farmed
- Brand: TRAVAIL
- First vintage: 2013, 220 cases, \$125/bottle
- Winemaker: Thomas Rivers Brown
- Vineyard Manager: Kendall Smith
- Distribution:
 - Acme (St. Helena)
 - V Wine Cellar (Yountville)
 - Blicher, Pierce and Wagner
 - Online through Travail website
- Farming costs: approximately \$30,000/year

Infrastructure

- Domestic water: Yountville city
- Irrigation water: Private well, approximately 29 gpm at last testing
- Gas: propane
- Septic: separate septic systems for main house and casita
- HVAC:
 - Main house: forced air heat and AC, 6 zone
 - Guest casita: forced air heat and AC, 1 zone
- TV: DirecTV
- Phone: AT&T
- Internet: Verizon Hot Spot

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