



**3533 State Hwy 128  
Calistoga, CA 94515  
Property Notes  
[www.CalistogaCountryModern.com](http://www.CalistogaCountryModern.com)**

#### Background

- Seller purchase parcel in 2004
- Main home and second dwelling completed in October, 2008
- Architect: Baum Thornley, San Francisco (Paraduxx and Duckhorn tasting rooms)

#### General

- Parcel size: 6.99 +/- acres
- Main residence: 4,335 +/- sq ft
- 3 Car garage
- Second dwelling: 1,200 +/- sq ft
- 2 Car garage
- Rustic guest cottage
- Pool and spa
- Year-round pond
- Picnic grove
- Country views

#### Exterior

- Vertical grain clear cedar and select tight knot cedar
- Standing seam metal roof
- Copper flashings and gutters on segments with flat roofs
- Galvanized flashings and gutters at standing seam metal roofs
- Windows and doors: custom built clear fir made from custom milled logs, dual pane, low e

#### Features Throughout Interior

- Vertical grain clear fir doors and on some walls
- Ventilating panels below windows with screens
- Motorized skylights and clerestory windows
- Great air flow
- 8' Door height
- 10'+ Ceiling heights
- Integral color concrete floors in the main residence

- Stained concrete floors in second dwelling

#### Great Room

- Main entrance
- Abundant space for dining and living rooms
- 22' Ceiling height at ridge; 14' height at walls
- Horizontal vertical grain fir walls
- Thick vertical grain fir window sills
- Two levels of clerestory windows
- Upper clerestory windows with automatic opener control
- 3 banks of French doors leading to patio and pool
- Suspended track lighting on steel frame
- Recessed lighting
- Open beam fir ceiling
- Wood burning fireplace with board formed concrete surround, glass doors, and concrete bench hearth
- Sitting nook with corner window and horizontal vertical grain wall

#### Kitchen

- Open to the great room
- Vertical grain fir cabinets
- Frosted glass upper cabinet fronts
- Brushed stainless steel pulls
- Horizontal vertical grain fir walls
- Concrete counters
- Double Elkay stainless steel sink with brushed stainless steel fixtures; gooseneck faucet, hot/cold filtered water
- Insinkerator disposal
- Viking Professional 6 burner gas cooktop with griddle
- Dacor stainless steel side-by-side refrigerator
- Dacor stainless steel double oven
- GE Profile stainless steel microwave
- (2) Asko dishwashers with cabinet fronts
- Island
  - Stainless steel Blanco sink
  - Brushed stainless steel goose neck pull out faucet
  - Elevated vertical grain fir breakfast bar with seating for 5 people
- Built-in mini office area with upper and lower cabinets
- Walk-in pantry

#### Wine Cellar

- Located off the kitchen
- 17 x 9 bottle storage
- Additional storage for cases

- Temperature controlled

#### Half Bath

- Limestone integral sink and counter
- Steel frame open vanity
- Framed mirror
- Exhaust fan

#### Master Bedroom Wing Hallway

- Coat closet
- Horiz vertical grain fir walls
- Windows with lower ventilating panels
- Recessed lighting

#### Office

- Door to front walkway and trellised patio
- Wood burning fireplace
- Built in vertical grain fir bookshelves
- Recessed lighting

#### Master Suite

- Gas fireplace with plaster surround
- Vertical grain fir built-in book and media shelves
- Recessed lighting
- Stainless steel fan
- Modern sconce lighting on either side of king bed
- Window seat with storage
- Large corner window
- French doors to pool and patio
- Horizontal vertical grain fir hallway with built in bookshelves leading to bath
- Dual walk in closets with built in dresser, shelves and hanging modules
- Bath
  - Vertical grain fir double vanity with brushed stainless steel pulls
  - Undermount sinks
  - Brushed stainless steel Hansgrohe fixtures
  - Recycled glass counter
  - Towel shelves
  - Porcelain tile floor
  - Bain ultra free standing tub, floor mounted Hansgrohe fixtures with wand
  - Glass mosaic tile surround at free standing Bain Ultra tub, glass shelves,
  - Frosted glass window
  - Oversized shower: glass mosaic tiles, iron wood slat floor over glass tile, board formed concrete wall detail, frosted glass windows, Hansgrohe multiple body sprays, rain head, wand spray, steam shower, bench
  - Make-up table with mirror and drawer

- WC with bidet

#### Laundry Room

- Laminate countertop for folding
- Porcelain sink with stainless steel Moen fixtures
- Vertical grain fir center cabinet
- Front loading Whirlpool duet steam washer and electric dryer
- Cleaning supply closet

#### Gallery Hall

- Horizontal vertical grain fir walls and windows with lower ventilating panels
- (2) Linen closets
- French doors to front and rear

#### Middle Guest Suite

- Recessed lighting
- Modern sconces beside bed
- Corner window with views of hills and ventilating lower panels
- Door to back patio/pool
- Walk-in closet with built-ins
- Bath
  - Shower with glass mosaic tile surround, bench, shampoo nook, brushed stainless steel Hansgrohe shower head and wand
  - Towel shelving
  - Single vanity with porcelain undermount sink, brushed stainless steel Hansgrohe fixtures, vertical grain fir drawers and cabinets with brushed stainless steel pulls
  - Lower deck of vanity with seating for make-up application
  - Kohler soaking tub with recycled glass deck, frosted glass window and Hansgrohe fixtures
  - Water closet
  - Recessed lighting
  - Sconce lighting

#### Second Guest Suite

- Recessed lighting
- Door to back patio/pool
- Corner window with ventilating lower panels
- Double door closet with light
- Views of picnic grove and pond
- Modern sconces beside bed
- Brushed stainless steel fan
- Bath
  - Single vanity/two level with limestone counter

- Vertical grain fir cabinet with brushed stainless steel pulls
- Undermount porcelain sink
- Recessed lights and central light
- Full wall width mirror
- Towel shelving
- Shower: honed limestone random horizontal mini tile surround and square mini tile floor, (2) corner shampoo shelves, Hansgrohe brushed steel wand and shower head

#### Media room

- Sony Bravia projector
- Steward remote controlled pull down screen
- Surround sound
- Hitachi plasma TV
- AV equipment closet
- Barn door style door
- Recessed lighting

#### Garage

- Three car side-by-side
- Attached to main house
- Metal and glass doors
- (9) clerestory windows

#### Second dwelling

- Vineyard views
- Views of pond and picnic grove
- Vertical grain fir interior doors and windows
- U configuration with central courtyard patio

#### Great room: dining, living room, kitchen

- Open beam fir ceiling
- (2) Stainless steel fans
- Cabled steel collar ties
- 2 sets of French doors to patio, side window panels
- Corner window and upper windows
- Modern wall lighting
- Wood burning fireplace with wood and granite facing and wood cabinets above
- Kitchen
  - Pedini cherry cabinets with brushed stainless steel pulls
  - Granite counters
  - Pendant lighting
  - GE side by side stainless steel refrigerator with in-door water/ice
  - Viking electric 5 burner cookshop with down draft vent
  - Viking stainless steel convection oven
  - Miele dishwasher with cabinet front

- Julien stainless steel double sink with gooseneck brushed stainless steel faucet
- Insinkerator disposal
- Glass tile backsplash

#### Bedroom suite

- Sliding door leading to patio
- Recessed lighting
- Corner window
- Bath
  - Single vanity with undermount porcelain sink, brushed stainless steel Hansgrohe fixtures, granite counter
  - Oversized shower with bench, brushed stainless steel Hansgrohe shower head and wand, frosted glass window, shampoo rack, ceramic tile and mini stone tile floor, frameless shower door

#### Second Bedroom:

- Corner window
- French door to patio
- Sliding door closet central
- Recessed lights

#### Second Bath

- Vertical grain fir single vanity with undermount porcelain sink, granite counter, and Hansgrohe brushed stainless steel fixtures
- Shower over tub, Hansgrohe wand shower head, shampoo rack

#### Second Dwelling Garage

- 2 car side-by-side
- Trellis connects house with garage
- Wall of storage cabinets
- GE front loading washer and electric dryer
- Utility sink
- Tool storage cabinet with pull-out racks and laminate counter
- Glass and metal garage doors
- Upper windows
- Built in shelves
- Automatic garage door opener

#### Outdoor Living

- Trellised patio accessed from great room
- Outdoor fireplace accessed from great room
- Pool:
  - 36' x 18'
  - Propane heated
  - Separate spa
  - Pool equipment is located in an enclosure toward the guest house
- Year-round pond with dock

- Located between main residence and second dwelling
- 2' thick clay lining
- Water collected in alluvial soil underneath pond and goes to a sump through a perforated pipe, then pumps into the pond
- Picnic area with firepit at pond

#### Infrastructure

- Water
  - Well, producing about 45 gpm at drilling, drilled 2007
  - Serves both structures
  - (2) 5000 gallon holding tanks, one is for fire, one is for domestic/irrigation
  - Fire hydrant
- Septic: Engineered pretreatment drip, serves both houses, leachfield is behind the guest house, designated reserve area
- HVAC:
  - Hydronic heat in floors (main house 6 zones and guest house 3 zones)
  - Forced air HVAC (2 units in main house, 1 unit in guest house)
  - Unit 1 main house: master zone, great room zone
  - Unit 2 main house: guest bedrooms and media room
  - Forced air units located in attic (accessed through master closet and middle bedroom)
- Internet: myfi cards
- TV: DIRECTV
- Telephone: wired into both houses, no service currently

#### Personal Property Included In Sale (must be written into the sale contract)

- Pantry shelves in main residence kitchen
- Media Room Equipment
  - Sony Bravia projector
  - Hitachi plasma TV
  - Pull down Stewart screen, remote controlled
  - Surround sound speakers
  - Electronic equipment
- GE front loading washer and electric dryer in second dwelling
- Front loading Whirlpool duet steam washer and electric dryer in main house
- Bed frame and free standing vertical grain fir side tables in main house master bedroom

Information contained herein is deemed reliable but is not guaranteed, has not been verified, and is subject to change.  
 This document shall not serve as part of a purchase contract. All personal property mentioned in this document must be written into the purchase agreement in order to be included in the sale  
 Copyright © 2012 by Cyd Greer. All rights reserved.

CYD GREER  
 BROKER ASSOCIATE  
 1289 MAIN STREET, ST. HELENA, CA 94574  
 707-967-4641 DIRECT  
 707-963-8836 FAX  
 CGREER@CBNAPAVALLEY.COM  
 WWW.CYDGREER.COM

