



COLDWELL BANKER BROKERS OF THE VALLEY
AND
CALISTOGA REALTY COMPANY

106 Petrified Forest Road
Property Notes
www.CalistogaCountryEstate.com

Background

- Home built in 1994
- Architect: Adrian Martinez
- Builder: John Wargo

General

- Parcels
 - APN# 020-420-027-000, Napa County, 9.22 +/- acres
 - APN# 120-200-070, Sonoma County, 16.56 +/- acres
- Total acreage: 25.78 +/- acres
- 3BR/3.5BA residence, 4,072 +/- sq ft
- Great room
- Kitchen
- Bar
- Wine cellar
- Study
- Laundry room
- 3 Car garage
- Pool
- Extensive outdoor entertaining areas

Entry

- Double front door with bronze hardware
- Saltillo tile floor
- Up lighting
- Wooden beamed ceiling
- Skylights
- Double door coat closet

Great Room

- Dining room
 - Wrought iron chandelier
 - Up lighting
 - Saltillo tile floor
 - Vaulted wooden beamed ceilings
- Living room
 - Saltillo tile floor
 - Up lighting
 - Wrought iron chandelier
 - Built-in pine cabinetry with sound system hook-up and bronze hardware
 - Wood burning fireplace
 - Double French doors with access to pool area

Bar

- Cobalt blue countertops
- Fir wood bar with shelving storage below
- Fir wood cabinetry with bronze hardware and glass front display
- GE miniature refrigerator
- Stainless steel over-mount Elkay Celebrity bar sink and Delta chrome fixtures
- Under-cabinet lighting
- Track lighting

Kitchen

- Fir wood cabinetry with bronze hardware
- Thermador 2 gas/ 2 electric burner with griddle and hood
- Warming drawer
- FRANKE over-mount stainless steel split sink
- Thermador convection thermal double oven
- GE profile side-by-side refrigerator and freezer
- Saltillo tile floor
- Cobalt blue ceramic tile counter
- Stainless steel dishwasher
- Office area with built-in cabinetry
- Double door pantry
- Shuttered window opening to living and dining area
- Under-cabinet lighting

Laundry Room

- Cobalt blue tile countertop
- Over-mount porcelain Kohler sink with chrome Delta fixtures

- Fir cabinetry with bronze hardware
- Whirlpool super capacity heavy duty dryer and top load washer
- Storage closet with double pine sliding doors
- Exterior access to breezeway and garage
- Coat closet
- Access to attic

Wine Cellar

- Glass front door
- Built-in wooden wine racks
- Recessed lighting

Rotunda

- Wrought iron light fixture
- Recessed/can lighting
- Wood beamed ceiling
- Glass art window

Office

- Wood floors
- Plastered walls
- Wood beamed ceiling
- Recessed lighting
- Built-in wooden shelving
- Fir storage closet with built-in concrete shelving and bronze hardware
- Access to front patio

Full Bath

- Tile countertop with art tile backsplash
- Sconce lighting
- Over-mount porcelain sink with gold and nickel fixtures
- Brass hardware
- Fir cabinetry with porcelain art hardware
- Skylight
- Saltillo tile floor
- Kohler toilet with built-in painted concrete shelving above
- Glass door tiled shower with art tile accents, brass Delta fixtures, and soap bars
- Shower light

Master bedroom

- Carpeted
- French door access to backyard

- Ceiling fan
- Wood burning fireplace
- Vineyard and mountain views
- Sconce lighting
- Walk-in closet with carpet floor, built-in shelving, recessed lighting, and attic access
- Wood beamed ceiling

Master bathroom

- Saltillo floor
- Cobalt blue tile counter
- Double vanity with over-mount Kohler porcelain sinks and chrome and brass fixtures
- Sconce lighting
- Medicine cabinet
- Enclosed Kohler toilet with recessed lighting and built-in concrete shelving above
- Jacuzzi whirlpool bath with cobalt blue tile surround
- Sconce lighting
- Shower with salmon tile floor, Saltillo tile surround, brass Delta fixtures, and soap bar
- Fir double door linen closet
- Brass towel hardware
- Wood beamed ceiling

Guest Wing Living Room

- Wood floors
- Wood beamed ceiling
- Recessed lighting
- Wet bar with over-mount porcelain bar sink
- Fir cabinetry with bronze hardware
- Sliding door access to pool area
- Hall closet with built-in shelving

Guest Wing Bedroom 1

- Wall-to-wall carpeting
- Double fir sliding door closet
- Recessed lighting
- Sliding door access to side patio

Guest Wing Bathroom 1

- Tile countertop
- Framed mirror with sconce lighting
- Medicine cabinet
- Over-mount Kohler porcelain sink with nickel fixtures

- Fir cabinetry with bronze hardware
- Kohler toilet
- Kohler shower/ bath with tile surround and chrome Delta fixtures
- Tile flooring

Guest Wing Bedroom 2

- Wall-to-wall carpeting
- Plaster walls
- Recessed lighting
- Sliding door access to side patio

Guest Wing Bathroom 2

- Green ceramic tile countertop
- Wood framed mirror with sconce lighting
- Over-mount Kohler porcelain sink with chrome fixtures
- Kohler toilet
- Kohler bath/ shower with tile surround, green tile accent, Delta chrome fixtures
- Exterior access to pool area
- Storage closet with built-in shelving

Garage

- 3 car side-by-side garage with automatic door opener
- Work table
- Florescent lighting
- Work room with ceiling lights, attic access, and sliding barn doors

Exterior

- 3 raised arden beds
- Pool with water feature
- Spa
- Covered veranda for outdoor dining
- Built-in barbecue with cabinetry storage and cobalt blue ceramic countertops
- Outdoor stone pizza oven
- Enclosed outdoor shower with Delta and Speakman chrome fixtures
- Raised patio above house with stair access and art ceramic tile accents
- Enclosed and gated area for tools and garbage
- Covered outdoor breezeway

Infrastructure

- HVAC: Forced air multiple zone
- Water heater: Propane

- Water: Well
- Electric: PG&E
- Gas: Propane
- Security system

Personal property included in the sale (must be specified in the purchase agreement)

- Washer and dryer
- Kitchen refrigerator
- GE miniature refrigerator in bar

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