



3196 Bennett Lane

Property Notes

[www.CalistogaVineyardEstate.com](http://www.CalistogaVineyardEstate.com)

#### Background

- Land purchased in October, 2006
- All new construction
- Completed and finalized in March, 2010
- Architect: Hal Taylor
- Contractor: Owner/builder
- Adjacent 22 acre Calistoga Artisan Village and vineyard with vested winery permit is available for purchase

#### General

- 5.72 +/- acre lot, according to tax records
- Approximately 8400 +/- sq ft interior habitable space
- 360 degree framed mountain and valley views from the interior and exterior spaces
- 5 Separate structures
  - Main structure (4761 sq ft)
  - Guest Cottage (1014 sq ft)
  - Bedroom suite 1 (625 sq ft)
  - Bedroom suite 2 (625 sq ft)
  - Office/garage/workshop building (2000 sq ft total of which 1375 sq ft is conditioned space)
- 3 Bedrooms/6 Baths
- 3 Kitchens
- Walk-in wine room
- Steam room
- Four storage rooms (100 +/- sq ft each; two are in main house and two are separate pods)
- In-ground 16' x 32' lap-pool

#### Exterior

- El Dorado man made stone and stucco exterior
- Standing seam metal roofs
- Argon filled Andersen doors and windows
- All windows are equipped with screens
- Soffit porch lighting; photo cell controlled
- Motion sensor security lights on main structure and passageways to bedroom suites

## Features Throughout

- Structures (except garage/workshop) are pyramid design with free span vaulted ceilings
- Engineered steel skeleton in main structure and bedroom buildings
- Covered porches with French doors
- Architectural concrete flooring with warm water floor heating
- Custom and built-in cabinetry fabricated on site
- 8' Doors
- Custom lighting
- Granite or limestone countertops
- Travertine surrounds in all tubs and showers
- Oil rubbed bronze or stainless hardware
- Leviton light switches
- Custom colors
- All structures exceed Title 1 insulation requirements
- 2 x 6" Side wall construction
- 5/8" Sheetrock and selective use of Quiet Rock to reduce sound transmission
- 2"x 12" blocking in all water closets and showers to accommodate hand rails
- 5 year warranty (from March 2010) on most appliances

## Main Structure

- Single room with central kitchen
  - 30' Vaulted ceiling
  - Poured concrete floors with integral color and warm floor heating
  - 2 zone heating, air conditioning and warm floors
  - Suspended low voltage track lighting
  - Custom made inset beaded face frame cabinets
  - 4 Panel interior solid wood doors
  - 4 Panel exterior glass doors with transoms
  - Two French doors on each wall
  - Multiple floor outlets
  - 4 Dormers with window control and rain sensors
  - 4 Skylights with hand-held remote and rain sensors
  - Wood burning fireplace with granite surround
  - Gas fireplace
  - Chandeliers, halogen and incandescent lighting
  - Much of the wiring and the air handlers conveniently located in the porch walk-around soffit
- Central kitchen amenities
  - Black granite counter tops
  - 6 Burner Kitchen Aid gas cooktop
  - 2 Kitchen Aid ovens
  - Kitchen Aid built-in microwave
  - 2 Kitchen Aid refrigerators and 1 freezer
  - Kitchen Aid dishwasher
  - Double and single stainless steel sinks with Grohe retractable faucet, 2 soap dispensers (hand and dish soap) and disposals

- Wet bar
  - 2 drawer-style refrigerators
  - Ice maker
  - Sink
- Built-in buffet
- Built-in library
- Men's bathroom with steam room and women's bathroom with changing room
  - Oversize travertine tile shower with bench
  - Jerusalem limestone counters
  - High rise Toto toilets
- Temperature controlled wine room
  - 1000 bottle capacity
  - High-end commercial grade cooling unit for temperature control
  - Insulated
  - Custom made alder plywood racks
- Back kitchen/laundry room
  - Custom cabinets
  - 2 Kitchen Aid refrigerator/freezers
  - 2 Kitchen Aid dishwashers
  - Double stainless steel sink with retractable Grohe faucet and double soap dispensers
  - GE gas dryer and front loading washer

#### Bedroom Suites #1 and #2

- Identical except for color scheme
- Gas fireplace
- Custom cabinets with highlight lighting and work area with butcher block counter
- Walk-in closet with built-ins
- Bath
- Double vanity with two under-mounted rectangular sinks
- Limestone counter tops
- Tub/shower with travertine walls

#### Guest Cottage

- Bedroom
- Bath
  - Shower with floor to ceiling granite, bench and inset shelves
  - Granite tile double vanity with undermount sinks
  - White cabinetry
  - Restoration Hardware mirrors, lighting and accessory hardware
  - Moen faucet
- Living room/dining room/kitchenette
  - Restoration Hardware 6 light bronze chandelier with shades
  - Gas fireplace
  - Custom built-in cabinets and bookshelves
  - Flat panel TV on oscillating arm
  - Two burner gas cooktop
  - Elkay stainless steel sink with disposal and Moen faucet
  - GE under-counter refrigerator

- Walk-in closet
- Laundry room/closet with stacked washer/dryer

#### Workshop

- 32.6' x 24', 780 +/- sq ft
- Sink
- Floor drain
- Propane hook up
- Infrastructure included to allow conversion to a separate apartment

#### Office

- Windows overlooking the view and pool
- Flat panel wall mounted TV
- Infrastructure in place to provide warm floors; can be hooked up in future in mechanical room
- Half bath single vanity and tile counter top

#### Pool Area

- In-ground 16'x 32' ft lap pool; approximately 3.5' depth on both ends and 5' depth in center
- Seating on both ends
- Two pool lights
- Electric safety cover
- Expansive stone paver patio
- Custom gray/blue color
- Pool equipment located in the garage

#### Landscape and Hardscape

- Orchard with 22 fruit trees
- Plans for forested area and meadow
- 28'x 40' Decomposed granite covered patio adjacent to the pool
- Automatic irrigation
- Hose bibs tied into domestic water source or pond

#### Vineyard

- Petite Sirah
- 2427 Vines: 2.7 net acres
- Clone 4
- Root stock: 101-14
- 6x8 Spacing
- Trellised
- 2010 Estimated tonnage: 7-8 tons
- Long-term estimated tonnage: 12-14 tons

#### Infrastructure

- City water
- Water rights of 2 acre-ft from pond on adjacent parcel (pipe is stubbed to pond for irrigation)
- Electric service: PG&E, undergrounded

- 600 Amp electric service
- 1000 gallon underground propane tank
- On-demand hot water, propane heated (3 units: main structure, 2 bedroom suites, guest cottage)
- Forced air central heat and air conditioning: electric high efficiency heat pumps (five units and five zones: office/workshop, main structure (2), 2 bedroom suites, guest cottage)
- Warm floor system and hot water in main structure supplied by Munchkin boiler system
- Security entry gate
- Security system throughout with door and motion detectors; 5 buildings individually alarmed
- Hard wired smoke detectors
- Hard wired carbon monoxide detectors
- Provision for future retrofit of solar panels
- Provision for future installation of a propane fired electric generator
- Provision for future tie in to geothermal
- TV available via satellite dish in all structures
- CATV wiring
- High speed internet available in all structures via Kelton Consulting; line of sight to Diamond Mountain
- Cable TV not available