



COLDWELL BANKER BROKERS OF THE VALLEY

## Grand Vineyard Estate Property Notes

### General

- Property Built In 1985
- 8.85 +/- acres
- Main House: 6,345 +/- sq ft
- 5 Bedrooms
- 5 ½ Baths
- Attached 3 car garage
- In ground pool and spa
- Bocce court
- Tennis court
- 4 Acre vineyard planted to cabernet sauvignon
- Custom design and construction
- Extensive remodeling

### Exterior

- Traditional Normandy style
- Stucco exterior
- Custom windows and doors
- Newer concrete tile roof with integral color
- Newer copper downspouts
- Extensive outdoor lighting

### Interior Overview

- Single Story
- Formal entry and hallway
- Formal living room and dining room
- Study
- Chef's kitchen
- Master bedroom with 2 bathrooms
- En suite guest bedroom
- Additional guest bedroom wing with 3 bedrooms and 2 baths
- Game room with 8' billiard table
- Laundry room
- Wine Cellar

- Exercise alcove
- Craft room
- Expansive attic with high-ceiling
- Light glaze oak floors and high-end wall-to-wall carpet
- Four fireplaces: wood burning with gas starters
- Large scale architectural details
- Custom lighting

#### Formal Entry and Hall

- Hand carved alabaster lighting

#### Living Room

- Approximately 21' x 40'
- Open beam ceiling
- Approximately 11' ceiling height
- Wood burning fireplace with gas starter and lasered limestone mantle
- Newer Marvin French doors leading to portico and pool

#### Kitchen

- Custom white lacquer cabinets
- Open beam ceiling
- Large central island with breakfast bar and cooktops
- Granite counter tops
- 2 Sinks, each with instant hot water
- High-end appliances:
  - 2 Viking 6 burner cooktops with downdraft fans
  - 2 Warming drawers
  - Viking double oven
  - Separate Viking full size refrigerator and freezer
  - 2 Microwaves: Viking and GE
  - Kitchen Aid ice maker
  - 2 Dishwashers: Bosch and Viking
- Alabaster pendant lights and chandelier
- Spacious area for casual dining
- Fireplace with black porcelain hearth
- Indoor gas/charcoal barbecue (it offers the option of either or both) with electric rotisserie
- Media center and computer nook
- French doors with direct access to portico and pool

#### Study

- Ultra suede walls
- Trim and cabinets: Hand painted faux wood finish on maple
- Fireplace with green marble surround
- Wet bar with ice maker
- Extensive built-in book and display cases
- French doors leading to portico and pool

#### Master Bedroom Suite

- Double door entrance
- Wood burning fireplace with gas starter, limestone mantle and onyx surround
- Built-in bookshelves
- Two linen closets
- Plantation shutters
- French door leading to portico and pool

#### Master Baths

- His and her baths
- Toto toilets
- Double vanities
- Marble and limestone finishes
- Air dry jetted tubs
- Walk-in showers with body spray
- Radiant heated floor
- His and her dressing rooms with extensive closet storage

#### Exercise Alcove

- Located adjacent to his and her baths
- Vented to the outside air
- Direct access to the grounds, tennis court, pool and bocce court

#### Guest Wing

- 3BR/2BA with direct access to Game Room
- New carpet
- Vineyard views and pool access
- Baths recently remodeled
  - Marble and limestone finishes
  - Kohler Memoirs sinks and toilets

#### Game Room

- 8' Billiard table
- Built-in cabinets
- Wet bar with wine refrigerator
- Plasma TV
- Plantation shutters

#### Pool

- In ground salt water pool, gas heated
- Spa, electric heated
- Master control located in the house

#### Wine Cellar

- 1500 bottle capacity
- Temperature controlled

#### Road, Garage and Parking

- Gated entry with security access
- Paved drive with landscaped approach
- Motor court for extensive outdoor parking
- 3 Car garage attached to main house
  - Built in storage cabinets and work benches
  - Wardrobe closet

#### Vineyard

- 4 acres planted to cabernet sauvignon
- Under contract to Sandpoint Wines
- Contract has buy-out provision

#### Landscape and Hardscape

- Expansive lawns, hardscape and established plantings
- Automatic irrigation
- Raised vegetable garden
- Fruit orchard with 12 fruits, including apple, peach, nectarine and plum
- Potted lemons and oranges
- Plantings including roses, azaleas, rhododendron, lavender, Russian sage, dwarf alstroemeria, Algerian ivy, and forsythia
- Established trees, including ash, willow, birch, crepe myrtle, horse chestnut, pistachio, Japanese maple, olives, alder, oak and elm
- Two fountains
- Jenith fencing around perimeter of landscaped homesite

#### Infrastructure

- Standard Septic
- Water: Two wells with 11,000 gallon holding tank
- Water filtration and UV purification system
- Electric: PG&E
- Heating and AC: Five zone running on five separate systems
- Bang and Olufsen stereo system in living room, dining room, study, master bedroom and game room
- Outdoor speakers
- ADT security and fire detection system

#### Personal Property Included In Sale

- TV in game room
- TV in kitchen
- Billiard table in game room
- All window treatments
- Washer/dryer

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