



## **1825 Foothill Blvd.**

### **Property Notes**

**[www.NapaValleyViewRetreat.com](http://www.NapaValleyViewRetreat.com)**

#### Background

- Residence was built in 2003
- Current owner purchased property in 2003
- Remodel and garage conversion completed in 2004

#### General

- 4.41 +/- acre parcel
- 7,000 +/- sq. ft. residence
- 3 bedrooms, 3 baths, 2 half baths
- Two separate master suites
- Multi levels
- In-ground heated pool
- Panoramic views of the Palisades, Mt St. Helena and the valley floor
- Architect: Torin Knorr, AIA
- Contractor: Paul Coates

#### Exterior

- Stucco exterior
- Large scale Blomberg windows and doors

#### Features Throughout

- Open floor plan
- Modern detailing
- High ceilings
- Abundant windows, many are floor to ceiling
- Custom colors

#### Foyer

- Travertine tile floor
- Recessed lighting
- Glass French doors with side panels open to the front patio
- Views to east and Palisades

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## Great Room

- Living room and formal dining
- Gas burning fireplace with travertine hearth and remote control
- Recessed lighting
- Maple floor
- Banks of French doors provide access to front and rear patios
- Built-in buffet with maple cabinetry and granite countertop
- Built-in media cabinet and bookcases
- Tray ceiling
- Skylights
- Pendant lights over dining area

## Kitchen

- Maple floor
- French doors lead to front patio and views
- Recessed lighting with brushed metal pendants over bar
- Maple cabinetry
- Granite breakfast bar with open shelving and room to seat 6
- Walk in pantry
- Stainless steel countertops
- 2 integral stainless steel sinks
- *SubZero* stainless steel side-by-side refrigerator
- *Thermador* stainless steel double wall oven
- *Wolf* 6-burner stainless steel gas cooktop with grill
- *Thermador* stainless steel hood with heat lamp and lights
- *Miele* stainless steel dishwasher
- *Kitchenaid* dishwasher
- Skylights

## North Wing Master Suite

- Maple floor
- High ceiling
- Tall windows with stone window seats
- French doors with skylights above lead to a private view patio
- Walk in closet with custom built ins
- Views of the palisades
- Bath
  - Maple and travertine floor
  - Upper clerestory windows
  - Recessed lighting and two skylights
  - Polished chrome fixtures
  - Open shower with travertine tile surround
  - Light and bright
  - Maple vanity with limestone countertop and two undermount sinks

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### Downstairs North Wing

- Travertine tile floors throughout
- Coat closet
- Walk-in closet with storage racks and cubbies
- Game Room
  - Wet bar with maple cabinetry
    - *U-Line* ice maker
    - Granite countertop
    - *Kitchenaid* refrigerator with bottom freezer
  - Recessed lighting
  - Built in audio
- Half Bath
  - Pedestal sink
  - *Kohler* toilet
  - *Kohler* fixtures
- Walk-in storage closet
- Wine cellar
- Office/Bonus Room
  - French door access to lower patio
  - Track lighting
- Laundry
  - Recessed lights
  - Storage racks
  - *Maytag Neptune* front-loading washer and dryer
  - Large utility sink
  - Large folding counter
  - Gas and electric hookups

### South Wing Master Suite

- French doors with skylights above lead to a private view patio
- Maple floors
- Tray ceiling
- Built-in bookshelf
- Bath
  - Travertine floor
  - Upper clerestory windows
  - Recessed lighting skylights
  - Polished chrome fixtures
  - Shower with travertine surround
  - Deep soaking corner tub
  - Light and bright
  - Maple vanity with limestone countertop and two undermount sinks

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### South Wing Downstairs

- Den/Family Room
  - Low pile carpeting
  - Access to lower patio
  - Track lighting
  - Separate audio system
- 3<sup>rd</sup> Bedroom
  - Recessed lighting
  - Low pile carpeting
- Bath
  - Stall shower with *Grohe* fixtures and travertine tile surround
  - Pedestal sink
  - Travertine floor
  - *Kohler* toilet

### Garage

- 2 car capacity
- Side-by-side
- Auto door
- Located on lower level

### Outdoor Entertaining Areas and Gardens

- Pool
  - Gas heat
  - Approx. 20' x 40'
  - Automatic cover
  - Limestone deck
  - Dramatic views
- Expansive view patio spanning full width of the house
- Rear patio with large water feature and custom fountain
- Outdoor stairs leading to a private hillside patio
- Auto-irrigation
- Plants and Trees
  - Roses
  - Geraniums
  - Lily
  - Lavender
  - Various perennials
  - Agapanthus
  - Native grasses
  - Oak
  - Douglas Fir
  - Madrone
  - Manzanita

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## Infrastructure

- Water: Private well
- Reverse osmosis system
- Septic: Standard septic
- Gas: Natural gas for residence, propane for pool
- Electric: PG&E
- HVAC: 2 external units with 5 zones
- Gas water heater
- Internet service: Comcast
- Phone: AT&T
- TV: Comcast or DirecTV
- Security system



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