



1457 South Whitehall Lane
www.RetreatNapaValley.com
Property Notes

Background

- Current owners purchased property in 2004
- Residence completed in 2009

General

- 1.97 +/- acre lot
- 3,693 +/- sq. ft. residence
- Napa Valley rustic modern design
- 5 bedrooms, 4 ½ baths
- Great room with chef's kitchen, living room and dining area
- Library
- Wine storage room
- Infinity edge pool
- Bocce court
- Balcony and decks with views
- Idyllic valley floor and mountain views
- Private, natural setting
- Off-street parking for 5 cars
- Garage design available
- Gated drive

Exterior

- Board and batten exterior treatment
- Western red cedar siding
- Copper gutters and downspouts
- Indigenous Napa Valley stone accents
- Velux double pane low-E tempered skylights
- Double pane low-E tempered windows
- Solid core insulation in ceilings and selected exterior walls

Features Throughout

- Dramatic architectural features
- Integral plaster interior walls
- Western red cedar open beam ceilings
- Western red cedar interior siding
- Solid Genuine mahogany doors
- Stain grain alder bookshelves and vanities
- Oil-rubbed bronze hardware
- Wide-plank black walnut floors manufactured by Richard Marshall
- Recessed lighting with low-voltage art spot lights
- Lutron dimmer switches throughout
- Vaulted/open beam ceilings in common areas
- Arched hallways
- Genuine mahogany dual pane windows
- High ceilings throughout

Entry

- Gallery entry with low voltage art spot lighting
- Black walnut and porcelain tile floor with diamond basketweave pattern
- Skylight ceiling with open beam detail
- Large scale Genuine mahogany front door with windowed side panels
- Coat closet
- Glass NanaWall open to patio, pool area and views

Kitchen

- Black walnut hardwood floor
- Large scale island with food disposal trough and three pendant lights
- “Leathered” granite countertops (treated to seal pores and help prevent stains)
- Solistone cubic marble backsplash
- Bamboo cabinetry with cross-grain detailing and custom features
 - Pull-out shelves at corner cabinet
 - Pull-out pantry cabinet with shelves
 - Pull-out pantry basket
 - Pull-out garbage and recycling containers
- Stainless steel appliances
- Wolf 4-burner professional gas cooktop with center griddle
- Wolf professional range hood
- Subzero refrigerator with dual freezer drawers
- 2 additional Subzero refrigerated drawers
- Open beam ceiling with low voltage halogen track lighting
- KitchenAid dishwasher
- Wolf dual convection oven
- Microwave cubby with GE microwave
- Commercial grade disposals

Living Room

- 2 full walls of windows provide views
- Napa Valley stone fireplace with concrete hearth and mantel
- Custom built-in alder bookcases with storage cabinets
- Extra high, open beam ceiling
- Black walnut hardwood floor
- Spot lighting

Dining Area

- Open to living room and kitchen
- Black Walnut floors
- Skylight ceiling with open beam feature
- Triple pendant lights
- Glass NanaWall provides access to patio and pool
- Three walls of windows provide valley views

Library

- Napa Valley stone fireplace with concrete hearth and mantel
- Black walnut hardwood floor
- Open beam ceiling with skylights
- Views
- Large window seat with custom bookcases and drawers beneath for storage
- Solid wood desktop
- Custom cabinets and bookshelves for storage

Master Suite

- Located in West wing
- High, open beam ceiling with skylights
- Recessed lighting with Lutron dimmer switches
- Ceiling fan with Lutron controls
- Napa Valley stone fireplace with concrete hearth and mantel
- 2 arched alcoves with storage cabinets
- Arched hallway to walk-in dressing room with custom cabinetry
- Walk-in closet with bi-panel pocket doors
- Large window seat with skylight and storage drawers beneath
- Views
- Easy access to patio and pool
- Master Bath:
 - Porcelain tile stall shower with glass surround and high-flow thermostatic valve
 - Kohler toilet
 - Alder vanity with honed granite countertop
 - Custom alder cabinetry
 - Polished nickel fixtures
 - High ceilings and skylight with open beam detail

- Water closet
- Porcelain tile floor

Guest Suite

- Located in east wing
- Black walnut hardwood floor
- Open beam/tongue-in-groove ceiling
- Full wall of mirrors
- Sliding glass door provides access to private balcony
- Views of gardens, valley, and hills
- Bath (en suite)
 - Porcelain tile floor
 - Granite countertop
 - Kohler toilet
 - Alder vanity with honed granite countertop
 - Polished nickel fixtures
 - Walk-in stall shower with porcelain tile surround, glass door, rain showerhead and high-flow thermostatic valve
 - Storage cabinets
 - BainUltra soaking tub with bubble jets
 - Views

Guest Bedroom #1

- Located in East wing
- Black walnut hardwood floor
- Full wall of mirrors
- Large closet with custom shelving
- Open beam/tongue-in-groove ceiling
- Views of gardens, vineyards, valley and hills

Guest Bedroom #2

- Located in West wing
- Black walnut hardwood floor
- Full wall of mirrors
- Recessed lighting with Lutron dimmers
- Ceiling fan with Lutron controls
- Double-door closet
- Large window seat with storage drawers beneath
- Built-in alder bookshelves
- Views to front gardens and forest

Guest Bedroom #3 or Office

- Located in West wing
- Black walnut hardwood floor
- Ceiling fan with Lutron controls
- Large window seat with storage drawers beneath
- Built-in alder bookshelves

- Recessed lighting with dimmers
- Views to front gardens and forest
- Double-door closet with auto-light

West Wing Bath

- Porcelain tile floor
- Timed light switch
- Shower over tub with honed porcelain tile surround and high-flow thermostatic valve
- Kohler toilet
- Alder vanity
- Polished nickel fixtures
- Custom alder cabinetry

East Wing Bath

- Porcelain tile floor
- Kohler toilet
- Alder vanity with honed granite countertop
- Polished nickel fixtures
- Recessed lighting with dimmers
- Storage cabinets
- Extra-large walk-in shower stall with honed porcelain tile surround, bench, rain shower head and high-flow thermostatic valve

Powder Room

- Located near front entry
- Easy access to patio and pool
- Black walnut hardwood floor
- Geberit toilet
- Recessed lighting
- Natural cross-section redwood vanity
- Solistone cubic marble backsplash
- Kohler vanity with chrome fixtures

Wine Room

- Accessed from kitchen
- Napa Valley stone wall
- Arched ceiling
- Recessed and soffit lighting with dimmers
- French doors with mullioned glass

Laundry Closet

- Located in East Wing hallway
- Washer and Dryer hookups
- Storage Cabinet

Outdoor Areas

- 260-degree views of Napa Valley, vineyards, and hills
- Heated 2-edge infinity pool with high efficiency variable rate water pump
- Rock walled garden beds
- Spacious patio with ironwood decking and balconies
- 3 mature olive trees integrated into patio design
- Bocce court
- Trees and Plants
 - Japanese maple
 - Star jasmine
 - Curly willow
 - Native conifers
 - Camperdown elm
 - Rhododendron
 - Rosemary
 - Bay laurel
 - Ornamental grasses
 - Ivy
 - English laurel

Infrastructure

- Two zone central heating and air conditioning with new ducting throughout (heat pump in West wing, furnace/compressor in East wing)
- Gas: Propane
- Electric: PG&E
- Water: Shared well and water system with high efficiency variable rate water pump
- Two tankless water heaters
- High-speed internet ready: microwave dish
- Direct TV ready
- All new electric wiring and copper plumbing throughout

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