



**1290 Loma Vista Drive**  
**Property Notes**  
**[www.PanoramicNapaValley.com](http://www.PanoramicNapaValley.com)**

Background

- Residence Built in 1991
- Seller purchased property in 2007
- Seller upgrades
  - Interior: Carpet, painting and wall papers
  - Family room built-ins
  - Exterior: new paint
  - Expand/widen the road, paving, gravel
  - 100% new landscaping
  - Guest house: added one more bathroom and kitchenette
  - Wine cave expanded from the original small cave
  - Split rail fencing added to property line
  - Gate entry updated, new stucco walls, new call box with 3 lines
  - New fencing/gate around the pool
  - Stone steps and stone wall added at south end of landscape

General

- Lot size: 20.91 +/- acres
- Main Home: 3,576 +/- sq ft
  - 1 BR/2.5 BA
  - Office
  - Family room
- Guest House 959 +/- sq ft
  - 2 BR/ 2 BA
- In ground pool
- Wine cave: 2000 +/- sq ft
- 2 Car garage
- Extensive decks and patios
- Beautiful landscaping
- Dramatic valley and mountain views

- Privacy and Tranquility

#### Exterior

- Stucco exterior
- Flat roof
- Metal doors and windows

#### Entry

- Wide plank wood floors
- Large scale entry door with side window panels
- Skylight
- Recessed lighting
- Coat closet

#### Living Room

- Wall to wall carpet
- Wood burning fireplace with stone surround and hearth and built-in steel screen
- Sliding door access to entertaining view deck
- Plantation shutters
- Beam and split wood ceiling
- Recessed lighting
- Dramatic views

#### Dining Room

- Wide plank wood floor
- Tray ceiling
- Recessed lighting
- Open view of living room
- Art nooks
- Deck access and views

#### Kitchen

- Custom painted cabinets
- Granite countertops
- Wide plank wood floor
- Oversized island with breakfast bar seating for 2
- Corner window with dramatic views
- Walk-in pantry
- Built-in dishware and glassware cabinet with glass fronts
- Franke double stainless steel sink with InSinkErator disposal
- Broan trash compactor

- Jenn-air electric 5 burner cooktop
- Jenn-air electric grill
- Bar sink with round stainless steel sink and InSinkErator disposal
- Miele stainless steel dishwasher
- Whirlpool stainless steel electric double oven
- Subzero top/bottom refrigerator/freezer with stainless steel front
- KitchenAid mini refrigerator with wine shelves
- Banquette seating for casual dining
- Skylight
- Recessed lighting
- Direct access to dining room

#### Family Room

- Wide plank wood floor
- Large scale double glass door entry from kitchen and hall
- Built-in white wood cabinets with vertical groove doors
- Wood burning fireplace
- Beam and split wood ceiling
- Recessed lighting
- Built-in speakers
- Sliding door access to dining deck

#### Half Bath

- Vanity with under-mount sink and granite countertop
- Silver framed mirror
- Sconce and recessed lighting
- Tile floor

#### Master Suite

- Wood burning fireplace with granite surround
- Tray ceiling with recessed lights
- Audio cabinet with audio hook-up and built-in speakers
- Sliding door access to deck
- Dramatic views
- 2 Walk-in closets, 1 wall closet
- Dressing area with make-up vanity, built-in dressers and skylight
- Bathroom
  - Jetted tub with tile surround
  - Shower with tile surround
  - Vanity with under-mount sink and granite counter
  - Tile floor

- Skylight
- Water closet with toilet and bidet

#### Office

- Wood burning fireplace with built-in screen and marble hearth
- Built-in shelves
- Wall to wall carpet
- Wet bar
- Sliding door access to deck
- Plantation shutters

#### Guest Bath

- Single vanity with granite counter and under-mount sink
- Built-in shelving with glass front
- Oversized stall shower with tile interior, bench, steam (never used by seller) and body sprays
- Tile floor

#### Laundry

- Electric hook-ups for washer and dryer
- Utility counter and sink
- Cabinet storage
- Tile floor
- Skylight
- Exterior access

#### Guest House

- 2BR/2BA
- Mexican paver tile floors
- Two separate entrances into individual suites
- Kitchenette
- Private view patio
- Connected by covered breezeway to main home

#### Wine Cave

- 2000 +/- sq ft
- Custom lighting with pre-programmed settings
- Rustic wood and metal entry door
- Lighted wine racks
- Pendant light: Pierre Ou Pual fixture by Ingo Maurer
- Glass table

## Landscape and Hardscape

- Rock walls and stairways
- Lawn area
- Native grasses and perennials
- Bamboo
- Oak trees
- Automatic Irrigation

## Outdoor Living

- Infinity pool
- Entertaining view deck with panoramic valley and mountain views
- Dining deck with remote control screen enclosure
- Built-in concrete dining table overlooking the pool and view

## Infrastructure

- HVAC: Forced air electric heat and air conditioning
- Water heater: Electric, separate units for main house (located under house and replaced last year) and guest house
- Water: well, pumped 22 gpm in 2007, maintained by Doshier Gregson
- Septic: Standard septic located below the house
- Electric: PG&E
- Gas: No gas or propane
- Internet: Kelton Consulting
- Phone: AT&T
- TV: DirecTV
- Built-in audio system with controls in family room
- Security system: Redwood Security
- Backup generator under the house (never used by seller)

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