



**750 Sanitarium Road**  
**Property Notes**  
**[www.PicturesqueNapaValley.com](http://www.PicturesqueNapaValley.com)**

Background

- Seller purchased property in 2007
- Second dwelling and pool house built in 2010
- Architect: Scott Kane and Associates
- Builder: Bowen Construction

General

- Lot size: 15.3 +/- acres
- 3 +/- plantable acres per Crop Care slope and aspect analysis
- Second dwelling: 1200 +/- sq ft, 1 BR/ 1 BA
- Pool house with outdoor kitchen, 1 BA, sauna, indoor butler's pantry
- Building pad and some infrastructure in place for main house
- In ground pool and spa
- Tennis court
- Hand hewed rock walls and stairways
- Beautiful landscaping
- Dramatic valley and mountain views
- Gated entry

Second Dwelling Exterior

- Stucco exterior
- Composite roof
- Marvin metal clad, dual pane low e tempered glass doors and windows
- Soffet lighting
- Concrete terrace with cabled railing

Second Dwelling Interior Features

- Alpaca marble floors
- High ceilings and 7' doors
- Recessed halogen lighting

- Radiant heat floors
- Brushed chrome hardware
- Fire sprinklers
- Basement storage

#### Great Room

- Double door entry
- Living room, dining room, kitchen
- Remote controlled gas fireplace with marble surround and Italian porcelain tile facing
- 15 Light chandelier
- Built in office nook with storage cabinetry and Caesarstone desktop
- Kitchen
  - Caesarstone quartz countertops
  - Italian porcelain tile backsplash
  - LG stainless steel side by side refrigerator with bottom drawer freezer
  - Electrolux Icon stainless steel wine refrigerator
  - Bosch stainless steel 4 burner gas range with electric oven
  - Broan Elite stainless steel hood
  - Bosch stainless steel built in microwave
  - Bosch stainless steel dishwasher
  - Custom cabinetry with enamel finish, full extension soft close drawers and under cabinet lighting
  - Stainless steel sink
  - Pull out faucet
  - Instant hot water
  - Insinkerator disposal
  - 2 Skylights

#### Master Suite

- French doors leading to private deck
- Chandelier and recessed lighting in bedroom and bath
- Walk -in closet
- Water closet with Toto Washlet toilet and solotube skylight
- Double vanity with recessed sinks, honed marble vanity, drawers and open shelving
- Polished chrome fixtures
- Oversized custom framed mirror
- Free standing Victoria and Albert tub with built in towel rods
- Shower with frameless glass shower door, body sprays, rain head and wand spray
- Italian porcelain tile wall above tub and in shower

## Laundry

- Stacked Bosch Axxis washer and dryer
- Located in laundry closet in master bath
- Custom storage cabinetry with enamel finish

## Pool House

- Spacious covered pavilion
  - Cedar ship lap open beam ceiling
  - Hand hewn native stone columns
  - Chandelier lighting
  - Outdoor mounted quartz infrared heaters
- Nickel roof
- Outdoor wood burning fireplace with gas lighter and hand hewn native stone surround
- Sauna
- Outdoor shower
- Full bath
  - Alpaca marble floor and walls
  - Recessed halogen lighting
  - Wand and overhead rain sprays
  - Pedestal sink
- Butler's Pantry
  - White custom cabinetry with enamel finish
  - Stainless steel sink
  - Bosch stainless steel side by side refrigerator
  - Electrolux wine refrigerator
  - Kitchen Aid ice maker
- Outdoor kitchen
  - Granite countertops
  - Bosch stainless steel dishwasher
  - Oversized sink with pull out faucet
  - Insinkerator disposal
  - Espresso stained cedar custom cabinets with undermount lighting
  - Electrolux smooth surface electric range and oven
- Utility room for pool equipment, water heater and miscellaneous storage
- Water plumbed to BBQ area for future use

## Landscape and Hardscape

- Hand hewn rock walls and stairways
- Decomposed granite pathways

- Extensive outdoor lighting
- Automatic Irrigation
- Boxwood
- English laurel
- Flax
- Rosemary
- White roses
- Lavender
- Japanese Barberry
- Nepeta
- Bucopa
- Lawn
- Raised vegetable beds

#### Swimming Pool

- In ground pool and spa with Pebble Tec surface
- Natural gas heating
- Saline chlorination system

#### Infrastructure

- HVAC Second Dwelling
  - Forced air natural gas heating and air conditioning
  - Radiant heat flooring; 3 zone (great room, bedroom, bathroom)
- Water heater:
  - Second dwelling: oversized natural gas unit for hot water and radiant heat floors; located in basement storage area
  - Pool House: natural gas water heater located in utility room
- Septic
  - Second dwelling and planned main home: standard system; 6 bedroom approved capacity, new leach lines installed for 1BR second dwelling located above main house building pad; new fiberglass tank
  - Pool house: standard system; 2 chamber fiberglass tank; leach field located below tennis court
- Water: Private well (irrigation) and Hospital water (domestic)
  - 5,000 Gallon water holding tank for fire hydrant
  - 10,000 Gallon water holding tank from well for irrigation
- Electric: PG&E
- Gas: Natural gas
- Internet: HughesNet
- Phone: AT&T
- TV: DIRECTV

- Entry gate with dedicated phone line
- Security system with phone line to remote monitor and wired for surveillance cameras

Personal property included in the sale (must be specified in the purchase agreement)

- Plasma TV in outdoor kitchen and great room of second dwelling
- Bosch washer and dryer



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