



**2556 Vallejo Street**  
**Property Notes**  
**[www.2556Vallejo.com](http://www.2556Vallejo.com)**

Background

- Seller purchased the property in 2006
- Original house was remodeled and great room/master suite addition was built
- Project completed in 2012

General

- Parcel size: 0.56 acres
- Residence: 3570 +/- sq ft
- 5BR/4BR
- Great room
- Master suite
- Office
- Family room
- Guest tower
- Sleeping tower
- Studio workshop: 1576 +/- sq ft
- Additional storage: 1600 +/- sq ft
- 1 Car garage plus additional indoor parking for up to 6 cars

Exterior

- Stucco
- Roof: Powder coated corrugated steel at sleeping tower and guest tower, composite roof elsewhere
- Bonderized (galvanized) seamless gutters with galvanized chain downspouts

Interior Features

- Walls and ceilings in the addition: Integral color hand finished veneer plaster with a hard trowel finish, extra thick walls
- Turkish travertine floors and wood floors
- Artisan cabinetry with layered paint and waxed finish
- Artisan light fixtures
- Oil rubbed bronze Emtek hardware

## Entry

- Double front door: reclaimed painted redwood barn siding, hand wrought steel latching and slide bolts
- 13' high ceiling
- (2) Oeil de bouef windows
- Barn-style door leading to guest tower: Reclaimed planks, corrugated galvanized metal, painted abstract panel
- Double door leading to view terrace
- Concrete floor
- Hanging light: Geometric polyhedron lantern, wood and frosted glass
- Wrought steel peg coat hooks

## Great Room

- Ceiling height 12'
- Approximate dimensions: 20' x 42'
- Recessed halogen lighting
- Turkish travertine floors
- Kitchen Space
  - Hand made Moroccan tile backsplash
  - Artisan cabinetry made of oak and zinc with bluestone countertop
  - 5.5' x 10' island with bluestone and steel slab countertop
  - Large soapstone sink with stainless commercial type faucet and filtered water
  - Wolf Range: 48" 6 gas burners with griddle and 2 gas ovens
  - Wolf integral hood with zinc trim
  - Kitchen Aid side-by-side stainless steel refrigerator with filtered water and ice
  - Bosch stainless steel dishwasher
  - Hanging light fixture: zinc, galvanized mesh and wood.
  - Built-in pantry storage cabinet: Poplar with lime wash finish and integrated antique reclaimed Dutch dough bowl
- Living/Dining Space
  - Fleetwood 10.5' high sliding pocketing doors and screens open to the outdoor spaces
  - Hanging light fixture: sculptural boat shape with redwood thin strips
  - Wood burning fireplace with zinc mantle; wood, cast concrete, and steel surround; wood storage
  - Built in book shelf: reclaimed oak with inlaid horse saddle silvers

## Laundry Room, Pantry, Mudroom

- Entrance: Linen and cotton quilt hanging panel with galvanized steel rod
- Turkish travertine floor
- Artisan cabinetry and shelves with rough linen panels
- Zinc counter with oversized soapstone vessel sink carved out of a single block of soapstone
- Brushed stainless faucet
- Bosch front loading washer and gas dryer
- Reclaimed French oak counter above washer/dryer

- Custom fabricated door to south garden courtyard and loggia: painted planking with oil rubbed bronze hardware
- Loewen aluminum clad, bronze color awning windows with dual pane low e glass

#### Loggia:

- Located on south side of the great room overlooking the south garden courtyard
- Turkish travertine deck
- Access through Fleetwood pocketing doors
- 12' high ceiling: re-sawn redwood ceiling planking with overnailing pattern
- Waxed steel cladding and reclaimed redwood exterior wall
- Substantial 26" columns
- Long bench with reclaimed barn wood trim
- Doors leading to laundry room and master bath: clad in reclaimed painted redwood barn siding

#### View Terrace

- Turkish travertine deck
- 12' high ceiling: Resawn fir planking
- Beautiful vineyard and mountain views
- Cable and steel railing
- Outdoor sink at BBQ area: old Dutch zinc dough trough on rough redwood counter with copper fixtures

#### Master Bedroom

- Approximate dimensions: 14' x 20'
- (2) 10.5 x 6' Fleetwood pocketing doors leading to loggia and view terrace
- Recessed halogen lighting
- Gas fireplace with waxed steel surround, carved and artisan painted/waxed wood mantle and hearth
- Walk-in closet

#### Master Bath

- Barrel vaulted ceiling made out of reclaimed French oak flavor sticks
- Artisan layered paint and wax vanity with zinc counter, soapstone vessel sink, and hand-made Moroccan tile backsplash
- Mirror with parchment veneer frame
- Oeil de bouef window
- Large format cubist hanging lanterns (above vanity, tub, and walk-in closet)
- Recessed lighting in shower area
- Custom sconces made with antique mud shoes (from middle east or India) with inlaid pieces of mother of pearl and silver; shade is made out of rebar tie wire
- Whirlpool tub located in a private room: clad in zinc with brushed stainless fixtures
- Artisan wood shutters (perforated, layered paint and wax) on barn door roller
- Access to Loggia

- Shower: Moroccan tile surround, travertine floor, marble threshold with zinc cladding at entry
- Poplar and zinc top cabinet encases toilet tank and provides storage

#### Family Room

- Oak floor
- 9' ceiling
- Piano key light fixture
- 6' x 9' high Fleetwood pocketing door leading to the view terrace

#### 2<sup>nd</sup> Bedroom

- Approximate dimensions: 12' x 12'
- Oak floor
- 9' ceiling
- Waxed steel casement corner window, original to the house
- Custom board and batten plank door with rubbed bronze Emtek Stuttgart handle
- Pendant light fixture

#### 3<sup>rd</sup> Bedroom

- Approximate dimensions: 11' x 12'
- 9' Ceiling
- Oak floors
- Waxed steel casement window, original to the house
- Built in dresser/desk/bookshelf

#### Hall

- Trap door with reclaimed oak and steel inlay
- Linen closet with hand fabricated doors

#### Guest Bath

- Turkish travertine floor
- Curbless shower with oversized matte graphite porcelain tile and shampoo nook
- Corrugated window glass provides privacy
- Painted redwood vanity with galvanized sheet metal front, carved bolder sink vessel, zinc counter
- Painted storage cabinet
- Custom light with filament bulb
- Wrought iron steel peg hooks

#### Office

- 9' ceiling
- Turkish travertine floor
- Waxed steel casement windows, original to the house
- Built-in desk with steel counter

- Custom pendant light made with found objects: Casis sea urchin basket, flower frog, gear, wood, silver dipped light bulb
- Custom sconce/work lamp made with found objects: Casis sea urchin basket, galvanized pipe, soap dish

#### 4<sup>th</sup> Bedroom

- Turkish travertine floor
- Closet with upper cabinets
- Waxed painted entry door
- Original waxed steel casement windows

#### 3rd Bath

- Turkish travertine floor
- Artisan painted vanity with zinc top
- Soapstone vessel sink with Moroccan tile back splash
- Custom fabricated mirror with reclaimed saw horse inlay
- Perforated wood sliding door with barn door slider separates water closet from shower areas
- Sculptural cabinet
- Shower: Turkish travertine floor with white ceramic tile surround

#### Mud Room

- Entered from the garage
- Turkish travertine floor
- Wall arch with planking inlay (original entry)
- Wrought iron hanging pegs
- Oval window and storage closet

#### Guest Tower

- Inspiration from old hipped roof hop barns
- Distressed painted wood stair with lead strip and filament lighting leading to the tower
- Integral color hand finished veneer plaster with a hard trowel finish
- Bedroom
- Turkish travertine floor
- Closet: sculptural panel doors with pegs and layered/waxed paint treatment
- Cathedral ceiling with redwood notched beams and cupola hatch
- Wisteria covered balcony: redwood beam construction, wide redwood plank floor, galvanized no-climb wire,
- High efficiency heating and ac unit
- Bath
- Shower over tub with Moroccan tile surround
- Travertine floor
- Soapstone vessel sink on artisan painted vanity with zinc top and Moroccan tile back splash
- Mirror with ebonized wood and piano key ivory inlay

- Recessed lighting

#### Sleeping Tower

- Inspired by French pigeonnier (towers that provide roosts for homing pigeons, built in the 1500s and later)
- Constructed of pressure treated fir with travertine floor
- Ceiling is resawn fir
- Cubbies (roosts) are 6" x 6" fir beams
- Round cut-out windows for venting
- Hanging futon bed

#### Garage

- 2 car garage capacity with small door
- Additional interior spaces for total of 7 car interior parking

#### Studio Workshop and Storage

- 1576 +/- sq ft studio with concrete floor and high ceiling (approx. height range: 8' to 11')
- About 1600 +/- sq ft of extra storage space under the house

#### Landscape and Hardscape

- Swimming pool: approximately 9' x 30' saline pool with gray plaster bottom and bluestone capping; not heated; basin style pool, raised on two sides that serve as benches; installed by Bluestone Pools
- Pool decking: old redwood planking from Sacramento
- South Garden Courtyard
- Hand waxed steel garden walls; posts with steel cladding in the interior and wire mesh on the outside; corrugated steel flanking
- Crush lodi gravel
- Kitchen garden with raised beds
- Provence-inspired Mediterranean plantings
  - Lavender
  - Fig
  - Lemon
  - Rosemary
- Old slatted redwood front gate
- Reclaimed redwood side gate
- Raised beds define a space for a sitting area, kitchen garden, herbs and vegetables
- Olive grove: about 60 total trees, 4-5 different Tuscan varieties, organically farmed

#### Infrastructure

- Water supply: City water
- Well; 4' to 5' hand dug well, not currently hooked up, located at south corner of the property, approximately 25' to the water level and water is about 25' deep
- Internet: Comcast
- TV: Comcast

- Phone: Comcast
- Electric: PG&E
- Natural gas: PG&E
- Septic: Standard septic rated for 5 bedrooms; reserve is designated in back yard
- HVAC: 2 zones (new and old), each zone has a dedicated gas furnace (located under the house) and AC compressor
- Area above fireplace wired for cable
- Cable in guest room and family room, master bedroom
- Phone outlets in great room, master, office, den and guest tower

Personal Property Included in the Sale (must be specified in the purchase agreement)

- Washer and dryer
- Refrigerator

Information contained herein is deemed reliable but is not guaranteed, has not been verified, and is subject to change.  
This document shall not serve as part of a purchase contract. All personal property mentioned in this document must be written into the purchase agreement in order to be included in the sale  
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