



COLDWELL BANKER BROKERS OF THE VALLEY

1051 Bale Lane

Property Notes

[www.RelaxedNapaValley.com](http://www.RelaxedNapaValley.com)

#### Background

- Home was built in 1958
- Current owner purchased property in 2010
- Extensively remodeled prior to current ownership
- Current owner added to guest house and gardens

#### General

- 0.91 +/- acres
- Main House: 2884 +/- sq ft
- 3 Bedrooms (one bedroom is set up also for office use)
- 3 Full Baths, 1 Half Bath
- 1 Bedroom/1 Bath guest house; 600 +/- square feet
- 3 Car garage
- Custom design and construction
- Pool
- Bocce court
- Fire pit
- Exquisite gardens
- Privacy
- Mountain and pastoral views

#### Exterior

- Stucco exterior
- Newer dual pane windows and doors

#### Features Throughout

- Stone flooring
- French doors
- Abundant windows
- Open floor plan
- Custom lighting
- Mostly oil-rubbed bronze fixtures

#### Entry

- French doors with view to the side patio
- Iron and glass chandelier

#### Half bath

- Located off the entry
- Marble corner sink

#### Living Room

- Tall windows with transom detail
- French doors with Cremone bolts
- Wood burning fireplace with stone hearth and glass front
- Recessed lighting

#### Dining Room

- Open to kitchen and breakfast room
- Recessed lighting

#### Kitchen/Breakfast Room

- Custom painted cabinets
- Honed marble countertops
- Lacanche 5-burner stove and double oven
- Hood with lights
- Bar sink with brass fixtures
- Wine refrigerator with 50+ bottle capacity
- Porcelain sink with matte chrome fixtures and water filtration
- Fisher & Paykel dishwasher
- Disposal
- Subzero fridge with 2 freezer drawers and 2 more refrigerator drawers
- Pendant lights over sink
- Breakfast Room
  - Open to kitchen
  - View of the front rose garden
  - Modern style pendant

#### Bar and Wine Storage

- Mixing bar zinc countertop and open shelving
- Temperature controlled wine closet

#### Master Suite

- Fireplace with concrete surround and hearth
- 3 closets with built-in closet systems
- French doors leading to the rose garden
- Master Bath
  - Honed marble counter
  - Double vanity brass fixtures
  - Brass vanity sconces with shades

- Large shower with brass rain showerhead
- Tumbled stone shower and floor

#### Guest Suite 2

- En suite bath
- Brass vanity sconces with shades
- Honed marble vanity
- Hammered copper sink
- Tile shower and floor
- Rain showerhead

#### Guest Suite 3

- French doors leading to rose garden
- Built-in book cases and workstation
- Murphy bed with mirrored door enclosure
- Recessed lighting
- En suite bath with tub

#### Laundry and Utility Room

- Tile floor
- Front loading washer and dryer
- Built-in ironing board

#### Guest House/Master Suite

- Built on-grade with French doors leading to courtyard and gardens
- Stone floor
- Wood burning fireplace with stone surround and rustic wood mantle
- Built-in shelving and cabinetry
- Recessed lighting
- Ceiling fans
- Bath
  - Vanity with open shelving, vessel sink and stone slab counter
  - Free standing Victoria + Albert tub
  - Stone tile shower with shampoo nook
  - Polished chrome fixtures
  - Radiant heated floor

#### Garage and Parking

- 3 Car side-by-side garage with automatic door openers
- Expansive motor court
- Gated entry

#### Outdoor Entertaining Areas and Gardens

- In ground pool with automatic cover
- Pool bar room with sink, ice maker, and mini frig
- Bocce court with bench seating
- Rock walls and stone pillars
- Vine covered stone patios off of breakfast nook and guest house

- Raised vegetable beds
- Use of ginger rock and crushed Lodi rock in driveway, garden paths and courtyard
- Automatic irrigation
- Totally fenced
- Trees and Plants
  - Oaks
  - Cypress
  - Olive
  - Roses: standards, climbing and bush roses in a variety of colors
  - Plum
  - Apple
  - Cherry
  - Fig
  - Rosemary
  - Bearded iris
  - Vines
  - Clematis
  - Rhodadendron
  - Hydrangea
  - Liquid amber trees

#### Infrastructure

- Septic: engineered
- Water: Well with holding tank; 14.1 gpm in May, 2015
- Gas: Propane
- Electric: PG&E
- Heating and AC: Forced air gas, two heating and two air conditioning units in main house provides two zone thermostatic control; ductless split system heat and AC in guest house
- Water Heater: Propane, conventional tank in main house, on-demand unit in guest house

#### Personal Property Included In Sale (must be written into the contract to be included)

- Washer and dryer
- Kitchen range
- Wine refrigerator in kitchen
- Mini frig in pool bar room
- Much of the furniture and furnishings are available for purchase



Cyd Greer  
 Previews Specialist  
 1289 Main Street, St. Helena, CA 94574  
 707-322-6825 Mobile  
 707-286-5500 Fax  
 cgreer@cbnapavalley.com  
 www.cydgreer.com