



5640 Silverado Trail
Napa, CA 94558
Property Notes
www.StagsLeapViews.com

Background

- Property purchased by sellers in 2006
- Home completed in 2008
- Architect: Mark Koester, Principal of BAR Architects
- Builder: Dale James Construction

General

- Lot size: 1.26 +/- acres
- Residence size: 3,785 +/- sq ft, including the upstairs covered porch
- Northern California vernacular
- 3BR/3BA
- Living room
- Dining room
- Chef's kitchen
- Library
- 2 Car garage
- In-ground pool
- Located in Stags Leap Appellation
- Spectacular view of Stags Leap palisades and neighboring vineyards
- Views of and access to seasonal Chase Creek
- Neighborhood wineries: Stags Leap Cellars, Regusci, Chimney Rock, Clos Du Val, Hartwell
- Just 8 minutes to Yountville restaurants: French Laundry, Bouchon, Bottega, Bistro Jeanty, Hurleys
- Adjacent Stags Leap Cellars vineyards won the 1976 Paris Tasting for Cabernet Sauvignon; part of these vineyards have been donated to the Napa Valley Land Trust
- Opportunity for gentleman's vineyard or guest wing addition.

Exterior

- Vertical cedar siding
- Galvanized corrugated metal roofing
- Marvin double-hung and fixed wood windows; double paned, low e glazing
- Wall pocketing wood/glass doors

- 6” exterior wood stud walls and batt insulation

Features Throughout

- Ceiling heights of 10’ to 12’6”
- Concrete floors; radiant heating on first floor
- Custom designed, dark-stained American Walnut cabinetry
- Bronze door and window hardware
- French limestone counters
- Bleached, rough sawn wood beams in living room, dining room and master bedroom
- Pocketing doors and oversized windows provide excellent cross ventilation
- Programmable lighting
- Bright, sunny kitchen with vineyard views

Living Room

- Floor-to-ceiling glass on two sides
- Napa stone, wood burning fireplace
- Samsung wall-mounted television
- Bose surround sound with ceiling mounted speakers
- Bronze, ceiling-mounted spot lighting and recessed lights

Dining Room

- Bleached, rough sawn, wood beam ceiling
- Spectacular vineyard and mountain views
- 2 sets of wall pocketing wood/glass doors with 2 sets of wall pocketing screen doors
- Bronze, ceiling-mounted spot lighting
- Cow-hide clad pass through acts as a sideboard and glass cabinet

Kitchen

- Dark-stained American walnut cabinets
- Glass front counter-to-ceiling sliding door cabinets with glass shelving
- French limestone counters
- Island: 3’6” x 12’9”
- Trash and compost pull out compartments
- 26” Franke/Villroy and Boch porcelain farm sink with polished chrome goose neck faucet, hand held sprayer by Dornbracht
- Polished chrome pendant lights
- 48” Thermador stainless steel dual fuel range with 4 gas burners, griddle, grill, electric/convection double oven
- Exhaust hood: commercial grade, variable speed, recessed design with remote blower
- (2) Stainless steel Asko dishwashers
- Thermador stainless steel microwave
- Thermador stainless steel 48” side-by-side refrigerator
- Samsung wall-mounted television
- (2) Temperature controlled wine cabinets with glass fronts, 26 case wine capacity in each wine cabinet, separate thermostats, compressor located behind garage

- Butler's pantry and laundry room with custom built-in shelving and counters

Library

- Wall pocketing glass doors with pocketing screens leading to outdoor dining area and raised vegetable boxes
- Built-in dark stained walnut cabinetry with interior lighting

Master Suite and Covered Porch

- Bedroom
 - Floor to ceiling windows on three sides
 - Bleached rough sawn wood beam ceilings
 - 180 degree vineyard and mountain views
 - Bronze, ceiling-mounted spot lighting and recessed lights
 - Walk-in closet with built-in shelves and drawers
 - Dressing hall with 3-panel swinging mirrors
- Bath
 - Duravit 2-person bathtub
 - Custom designed, dark-stained American walnut double vanity with drawer storage, limestone counters, and 2 hand carved granite vessel sinks
 - Extra large slate tiled shower with 2 rain heads, skylight, bench, shampoo nook, 4 body sprays
 - Hansgrohe Axor fixtures
 - Polished nickel sconces and side mirrors
 - Toto toilet
 - Natural light through 3 upper windows
 - Recessed lighting
- Covered Porch
 - Approximately 16' x 24'
 - Wood burning fireplace with slate facing and TV hook-up
 - Bronze, ceiling-mounted spot lighting and recessed lights
 - Hog wire banister
 - Spectacular vineyard and mountain views

Guest Suite

- Located on second level with vineyard views
- Double closet
- Abundant natural light
- Recessed lighting
- Bath
 - Single vanity with walnut cabinetry, French limestone counters and hand carved granite vessel sink
 - Slate tile shower with bench, window and single shower head
 - Hansgrohe fixtures
 - Polished nickel sconces and mirror
 - Built in linen cabinet

First Floor Bedroom and Bath

- Abundant natural light
- Recessed lighting
- Bath
 - Access from bedroom and hallway
 - Single vanity with walnut cabinetry, French limestone counters and hand carved granite vessel sink
 - Slate tile shower with bench, window and single shower head
 - Hansgrohe fixtures
 - Polished nickel sconces and mirror

Garage

- 2-car side-by-side garage
- Extra high ceiling
- Winery-scaled bleached wood door
- Space for storage

Outdoor Living

- In-ground pool with automatic cover; wired for solar
- Bose outdoor speakers
- Custom designed arbor terrace
- Outdoor dining area
- Raised garden beds
- 5' diameter in-ground stone fire pit
- Native grasses and lavender field
- Trees: oak, olive, palm, fruit
- Automatic irrigation

Infrastructure

- Water: well with 15,000 gallon holding tank; fire department standpipe connection
- Septic: engineered septic located in front lavender bed; inspected once a year for county of Napa by Oakville Pump; on monitor; installed by P&R septic
- Internet: wireless internet service provided by Kelton consulting
- Television: DIRECTV
- Phone: AT&T
- HVAC: hydronic warm floors downstairs with multiple zones; forced air propane heating and air conditioning upstairs and downstairs in laundry and guest room; furnace located in attic.
- Water heater: Boiler for hydronic heating serves as a water heater, as well; located in garage
- Security and fire system: Silverado Alarm service; rings at remote station
- Indoor and outdoor audio system; living room and outdoors; Bose speakers

Personal Property Included In Sale (must be written into the sales contract)

- Television in living room and kitchen
- Bose indoor and outdoor speakers (Bose receiver not included)
- Washer and dryer

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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