



275 Mund Road
Property Notes
www.CabernetVineyard.com

General

- Home built in 1907
- Current owner purchased property in 1974
- 9.77 +/- acre lot
- 1,750 +/- sq. ft. residence
- 2.5 +/- acre Cabernet Sauvignon vineyard
- Two story
- 2 bedrooms/2.5 baths
- Open family room and kitchen
- Easy indoor/outdoor flow
- Wine cellar for year round storage
- 2 car garage
- Barn

Family Room

- Fir hardwood floors
- Two sliding glass doors leading to outside deck
- Central halogen light fixture
- Vineyard views

Kitchen

- Open to family room
- Spacious with natural light
- Granite slab countertops
- Fir hardwood floors
- Jenn-Air stainless steel refrigerator
- Jenn-Air range oven with electric stovetop
- Jenn-Air stainless steel dishwasher
- Large windows for natural light
- Stainless steel double undermount sink with garbage disposal and stainless steel spring faucet fixture
- Center island with granite countertop and oak cabinetry
- Halogen spotlighting fixtures
- Door leading to rear deck

Formal Dining Room

- Fir hardwood floors
- Central halogen light fixture
- Large picturesque windows with vineyard views
- Sliding glass door leading to rear deck
- Built-in china storage case

Living Room

- Large window for natural light
- Sliding glass door leading to deck
- Central halogen light fixture
- Spanish tile flooring
- Antique wood burning fireplace

Bathroom (downstairs)

- Single vanity sink with stainless steel fixture, storage beneath and light fixture above
- Shower-over-tub with tile surround and brushed nickel fixtures
- Toilet
- Windows for natural light
- Porcelain tile flooring
- Linen Closet

Master Suite (first floor)

- Wall-to-wall carpet
- Oversized sliding door closet
- Sliding glass door leading to back deck
- Large wood French paned windows
- Central ceiling halogen light fixture
- Bath
 - Shower over tub with tile surround
 - Toilet
 - Windows for natural light
 - Single vanity sink with storage beneath and light fixture above
 - Tile flooring
 - Full wall sliding door closet
 - Vaulted ceiling with sky light

Second Story

- Wall-to-wall carpet
- Large windows for natural light with both yard and vineyard views
- Vaulted ceiling with sky lights

Guest Bedroom

- Wall-to-wall carpet
- Large window with vineyard views
- Vaulted ceiling with exposed beams
- Wall storage cabinets
- Closet

- Half bath
 - Toilet
 - Tile flooring
 - Single vanity sink with brass fixtures and light above
 - Vaulted ceiling with sky light
 - Towel rack
 - Sliding pocket door entry

Outdoor Living

- Front and back decks for seating and entertaining
- Outdoor lighting
- Mature plantings, mainly drought resistant including Olive trees (fruiting and non-fruiting)
- Vineyard views
- Fountain
- Large trees providing shade
- Gravel yard

Infrastructure Main House

- PG&E
- Well water & septic
- Satellite and Internet available

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