



GLOBAL LUXURY

315 Franz Valley School Road

Property Notes

www.NapaPremiumVineyard.com

GENERAL

- APN: 020-010-039-000
- 7.79 +/- acre parcel
- Seller purchased the property in 2006
- Three-building compound built in 2010-2012
 - 1BR/1BA 1,127 +/- sq ft main residence (sized for a second dwelling)
 - Finished Shed with studio, bath, tractor bay and workshop
 - Barn with 3-car garage and finished second floor with bath
- 5 +/- acre premium Cabernet Sauvignon vineyard
- Grapes purchased by winemaker Thomas Brown for Rivers-Marie vineyard designate
- Spectacular views
- Idyllic and private setting
- Gated entry with stone pillars
- Gravel drive, motor court and pathways
- Video security and monitored security alarm service

MAIN HOUSE

Features Throughout

- Shiplap exterior siding
- Composition roof
- Marvin custom windows
- 5.6" wide plank select white oak wood flooring
- Vaulted ceilings with beam detail and Velux automatic remote controlled skylights
- Recessed lighting including art lighting

Great Room (living, dining and kitchen)

- Renaissance wood-burning fireplace with granite slab surround and custom white painted wood mantle
- Hand blown and hand cut crystal chandelier
- Four sets of custom Marvin mullioned French doors leading to front porch
- Kitchen
 - Large window providing abundant natural light

- Super select premium natural cherry custom cabinetry with granite slab countertops and backsplash
- Under-mount granite composition sink with brushed chrome KWC fixture, and Insinkerator garbage disposal
- Bar seating
- Stainless steel Wolf 36 inch oven with 4 burner range and gas grill
- Stainless steel Viking Professional hood
- Sub-Zero refrigerator and freezer drawers with inlaid cabinet fronts
- Two Miele dishwashers with inlaid cabinet fronts
- Viking trash compactor with inlaid cabinet front
- Brushed stainless steel Kitchen-Aid built-in microwave

Master Bedroom

- Built-in speakers
- Marvin custom mullioned French doors leading to front porch
- Large walk-in closet
- Bathroom
 - Porcelain tile flooring
 - Velux automatic remote controlled skylights
 - Dual vanity with custom cabinetry, slab granite countertop, Barbara Barry Kallista under-mount sinks and brushed chrome Dornbracht fixtures
 - Sconce lighting
 - Stall shower with Schicker glass shower enclosure and door, porcelain tile surround, Samuel Heath polished chrome fixtures and 2 showerheads
 - Water closet with Toto toilet

Front Porch

- Pennsylvania blue stone flooring and stairs
- Spacious living area to accommodate both lounging and dining
- Two Minka remote controlled ceiling fans
- Custom powder coated aluminum and tempered glass railing system
- Integrated outdoor speakers for indoor and outdoor sound

THE BARN

Garage

- Extra deep 3-Car side-by-side
- Approximately 1,000 sq ft
- Automatic door openers
- Separate storage room with laundry hook ups and wine cellar conversion potential

Second Floor

- Approximately 1,000 sq ft
- Finished great room, two bonus rooms and bath
- 5.6" wide plank select white oak wood flooring

- Vaulted ceiling with beam detail and Velux automatic remote controlled skylights
- Recessed lighting including art lighting
- Large windows providing abundant natural light
- Bathroom
 - Porcelain tile Carrera marble-look floor
 - Dual Restoration Hardware vanity with under-mount sinks, polished chrome Hansgrohe fixtures, and Carrera marble counter
 - Sconce lighting
 - Velux automatic remote controlled skylight
 - Water closet with Toto toilet
 - Stall shower with marble-look porcelain tile and pebble flooring, Schicker glass shower enclosure and door, shampoo shelves, Hansgrohe polished chrome fixtures and rain shower head

THE SHED

Finished Studio and Bath

- 324 +/- sq ft
- Porcelain tile floor
- Velux automatic remote controlled skylights
- Recessed lighting
- Large window providing natural light
- Custom Marvin mullioned French doors leading to front porch
- Bathroom
 - Porcelain tile floor
 - Sconce and recessed lighting
 - Velux remote controlled skylight
 - Kohler sink with Hansgrohe polished chrome fixtures
 - Toto toilet
 - Stall shower with tile surround with Schicker glass shower enclosure and door, Hansgrohe polished chrome fixtures with detachable water wand

Tractor Bay and Workshop

- 730 +/- sq ft
- One-car with automatic door opener
- Extra room that can be used as a workshop or for storage with sink and Velux automatic remote controlled skylights

OUTDOOR AREAS

Outdoor Living and Landscape

- Al Fresco dining area with stone wall back drop
- Covered porches at main house and Shed
- Outdoor patio at second floor of Barn

- Rose bushes, drought resistant plantings, mature trees, specimen Japanese Maple trees
- French Limestone Fountain
- Automatic irrigation

Vineyard

- 5 +/- planted Acres
- 100% Cabernet Sauvignon (3 Rootstocks/3 Clones/5 Rootstock-Clone Combinations)
- Installed By: Corona Vineyard Management
- Vineyard Consultant: Paul Anamosa, Vineyard Soil Technologies
- Viticulturist: Nathan Baty, Vinifera Advisors
- Soil: 100% Aiken Loam Upper Vineyard and 100% Bale loam Lower Vineyard
- Fruit Purchased By: Thomas Brown since 2014 (1st Harvest)
 - Rivers-Marie Cabernet vineyard designate since 2016
 - Hobel The Figure
- Ratings:
 - 96+ points by James Suckling (Hobel)
 - 95+ by Robert Parker(Rivers-Marie)

INFRASTRUCTURE

- HVAC: Forced air propane heating and AC in main house
- Electric: PG&E
- Gas: Propane
- Water
 - Two private wells
 - Upper well: 19.4 gpm tested in April 2018
 - Lower well: 26.8 gpm tested in April 2018
 - 2 Concrete holding tanks, 4,950 gallon capacity each
 - RO filtration for main house and barn
- Sewage: Standard septic
- Internet: High speed, AT&T (House and Barn)
- TV: DirecTV (House and Barn)
- Phone: AT&T
- Surveillance: video security with license plate reader and monitored alarm service
- Security: Bay Alarm

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