



GLOBAL LUXURY™

3417 St. Helena Hwy

Property Notes

www.NapaCountryModern.com

General

- APN: 022-040-015-000
- 3.58 +/- acre parcel
- Main residence built in 2002
- Major remodel in 2015
 - Architecture: Wade Design Architects
 - Design: Jennifer Robin Interiors
 - Builder: Total Concepts
- Two story 3,482 +/- sq. ft. country modern residence, 3BD/3.5BA
- Guest house above garage: 600 +/- sq ft, 1BR/1BA
- Detached 3 car garage
- Newly constructed workshop: 600 +/- sq ft
- Permitted plans and foundation for car barn
- Wine cave
- Extensive outdoor entertaining areas and pool
- Cabernet Sauvignon vineyard, approximately 0.75 acre
- Spectacular valley and mountain views

Main Residence Features Throughout

- Wood shingle exterior
- Composition roof
- Stained concrete flooring with hydronic heating in all rooms
- Recessed lighting
- Solid-core doors with Rocky Mountain hardware
- Smooth wall finish

Great Room (Entry, Living, and Dining Rooms)

- Extra high vaulted ceiling with tongue and groove detail
- Large scale mullioned windows and sliding doors by Northstar Wood Works, providing abundant natural light and access to view terrace and pool
- Wood burning fireplace with arched stone surround and hearth and reclaimed wood mantle
- Custom built-in cabinetry and bench

- Pair of black cage lanterns by Ironwork International
- Two coat closets

Kitchen

- Custom cabinetry with bronze Rocky Mountain pulls, gray NuCrete countertops and Ann Sacks subway tile backsplash
- Oversized island with reclaimed oak cabinetry, gray soapstone counter top, bar seating, and dedicated water supply for pet's water bowl
- Quartet of glazed stoneware funnel pendants
- View window that opens to outdoor bar seating
- Stainless steel apron sink with polished chrome Waterworks fixtures
- Insinkerator garbage disposal
- Miele dishwasher with custom cabinet front
- Two Sub-Zero refrigerator drawers with cabinet fronts
- Trash compactor with cabinet front
- Viking Professional stainless steel 6-burner range with grill, two ovens, custom hood and pot filler
- Custom appliance cabinet for espresso station
- Oversized side-by-side Sub-Zero refrigerator and freezer with custom cabinet fronts

Powder Room

- Ralph Lauren wallpaper
- Olampia pendant light fixture
- Single vanity with soapstone counter and integral sink with polished chrome Waterworks fixtures
- Custom mirror
- Icera toilet
- Linen cabinet

Master Suite

- Large scale mullioned windows providing abundant natural light and door leading to view terrace
- Extra high ceiling with tongue and groove detail
- Walk-in closet with custom built-ins
- Bath
 - Travertine tile flooring with radiant heat
 - Custom reclaimed wood dual vanity with travertine slab counter, Kohler under-mount sinks, polished chrome Waterworks fixtures, mirrored medicine cabinet with Urban Electric scone lighting
 - Water closet with Icera toilet
 - Oversized stall shower with Ann Sacks terracotta tile surround, hexagonal travertine stone floor, shampoo nooks, corner bench, Waterworks polished chrome dual shower heads and detachable water wand, large window, and floor-to-ceiling glass door
 - Extra deep Kallista soaking tub with travertine surround, Waterworks polished chrome fixture and detachable water wand

First Floor Guest Bedroom

- Extra high vaulted ceiling with open beam detail
- Large mullioned windows and French doors leading to view terrace
- Walk-in closet with custom built-ins
- Bathroom
 - Travertine tile floor
 - Single vanity with white custom cabinetry, honed travertine counter, Lacava under-mount sink and polished chrome Waterworks fixtures
 - Stall shower with white Ann Sacks tile surround, glass enclosure, polished chrome Waterworks fixtures, seated bench
 - Porcher toilet

Loft/Bedroom

- Low-pile wool wall-to-wall carpet
- Vaulted ceiling with tongue and groove detail
- Walk-in closet
- Large scale mullioned windows providing abundant natural light and French door leading to view balcony
- Bathroom
 - Travertine tile floor
 - Single vanity with custom gray painted cabinetry, travertine slab counter, Kohler under-mount sink, and Waterworks fixtures
 - Oversized stall shower with stone tile surround and flooring, satin nickel Altman fixtures and glass enclosure
 - Porcher toilet

Office

- Custom built-in cabinetry and desks
- Vaulted ceiling
- Iron and glass Restoration Hardware chandelier
- Large scale mullioned windows providing abundant natural light
- French doors leading to side patio

Laundry Room

- Custom cabinetry with under-cabinet lighting
- Horizontal plank wall detail
- Soapstone counter and integral sink with Waterworks polished chrome fixtures
- Built-in hanging rod for drying
- LG steam washer and dryer
- Storage closet

Guest House (Above Garage)

- Main room/bedroom
 - Low-pile wool wall-to-wall carpet
 - Vaulted ceiling
 - Recessed lighting
 - Storage closets

- Bathroom
 - Travertine tile flooring
 - Recessed lighting
 - Vaulted ceiling
 - Single vanity with custom cabinetry, travertine counter, and Kohler under-mount sink and brushed chrome fixtures
 - Hubbardton Forge sconce lighting
 - Kohler toilet
 - Stall shower with stone tile surround and floor, shampoo nook, Kohler brushed chrome fixtures, and glass enclosure

Wine Cellar/Cave

- Built into the hillside
- Dramatic stone entry with arched oak portal
- Concrete flooring
- Custom built-in racking with spotlighting
- Temperature control
- 2,000 bottle capacity

Detached Garage

- Three-car garage, extra deep for storage
- Built-in storage cabinetry and work station

Outdoor Living

- Expansive view terrace with east-facing mountain and valley views
- Solar heated 16 x 40 in-ground pool with salt system
- Covered dining patio with dramatic custom wrought iron chandelier and wood burning fireplace with stone surround
- Outdoor kitchen with stainless steel Viking BBQ, stainless steel Viking refrigerator and Mugnaini pizza oven with custom designed stone enclosure
- Trellised seating area with overhead draw shades
- Beautiful Mediterranean style landscaping, including olives, roses, wisteria, citrus and rosemary

Infrastructure

- HVAC
 - Main house: hydronic floor heating, 3 zone forced air heating and AC
 - Guest house: forced air heating and AC
- Water Heater:
 - Main house
 - Guest house
- Electric: PG&E
- Gas: Propane
- Water: Private well
- Sewage: Engineered septic
- Central audio: great room, kitchen, master bedroom, first floor guest bedroom, office, pool deck
- Internet: Kelton Consulting
- TV: DirecTV used previously

Cyd Greer
Broker Associate
CalBRE# 01390876
707-322-6825 Cell
cgreer@cbnapavalley.com
www.cydgreer.com

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.

Copyright © 2018 by Cyd Greer. All rights reserved.