



CYD GREER

MOVE SMARTLY

*Napa Valley*

## PROPERTY NOTES

# CALISTOGA VINEYARD ESTATE

1395 Diamond Mountain Road

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

## OVERVIEW

- + Owners purchased property in 1998
- + Residence built in 2005
- + 16.07 +/- acre lot
- + 4,600 +/- sq ft three level residence
- + 4 bedrooms/5 bath
- + Great room, family room, office
- + 3-car attached garage
- + Beautiful established landscaping
- + Swimming pool with integral spa
- + 1,200 +/- sq ft 1BR/2BA second dwelling
- + 1,000 +/- sq ft 1BR/1BA guest house
- + 3 +/- net vine acre hillside Cabernet Sauvignon vineyard
- + Spectacular vineyard and mountain views

## MAIN RESIDENCE

### Features Throughout

- + Open floor plan with extra tall ceilings
- + Dual pane low-E Anderson windows, natural Alder wood and painted poplar
- + Recessed lighting
- + Alder interior doors and cabinetry
- + Smooth plaster walls
- + Board and batten, horizontal Hardie lap, and natural stone veneer exterior
- + Post and beam construction
- + 50-year composition roof

## Great Room: Living Room, Dining Room, and Kitchen

- + 5" wide plank tongue and groove solid white oak floors in most public rooms
- + Alder 8" baseboards
- + Cathedral ceiling with exposed Douglas Fir barn-like beams
- + Skylights
- + Two ceiling fans
- + Built-in speakers
- + Wood burning fireplace with wood mantle and stone surround and hearth
- + Three sets of French doors with access to pool and entertaining patio
- + Lots of windows providing abundant natural light
- + Dining Area with five-light chandelier, buffet/bar with Alder cabinetry and granite countertop, and art lighting
- + Kitchen
  - o Alder cabinetry with open shelving and granite countertops
  - o Cross stone work detail for backsplash and on pony walls
  - o Large serving buffet/island
  - o Additional center island with stainless steel under-mount Kohler sink, brushed chrome fixture, InSinkErator
  - o Viking Professional 6-burner gas cooktop at island
  - o Stainless steel Kitchen-Aid garbage compactor
  - o Stainless steel Kitchen-Aid dishwasher
  - o Stainless steel Kitchen-Aid side-by-side refrigerator and freezer
  - o Stainless steel Sharp Insight Pro microwave drawer
  - o Stainless steel Thermador double-ovens
  - o Walk-in pantry with shelving

## Penthouse Master Suite

- + Wall-to-wall carpet
- + French door entry
- + Cathedral ceiling with beam detail
- + Several windows providing abundant natural light
- + Built-in speakers
- + Art lighting
- + Ceiling fan/light fixture
- + Bathroom
  - o Large format Travertine tile flooring
  - o Skylight
  - o Spotlighting
  - o Built-in dresser with curly maple and cherry cabinetry
  - o Dual vanity with curly maple and cherry cabinetry, Travertine countertop, Kohler porcelain sinks, brushed chrome fixtures, wall-to-wall mirror and scone lighting above
  - o Heated towel rack
  - o Oversized soaking tub with natural stone tile surround brushed chrome fixtures and detachable water wand
  - o Oversized stall shower with dual shower heads, brushed chrome Kohler fixtures, shampoo nook, seated bench, glass enclosure, and honed Travertine surround
  - o Water closet with Toto toilet
  - o Walk-in closet with wall-to-wall carpet and built-ins

### Junior Suite

- + Wall-to-wall carpet
- + Light fixture/ceiling fan
- + Window bench
- + Large windows providing abundant natural light as well as skylight
- + Walk-in closet
- + Bathroom
  - o Porcelain tile flooring
  - o Dual vanity with Kohler porcelain sinks, polished chrome fixtures, natural stone tile countertop and backsplash
  - o Large mirror with sconce lighting above
  - o Toto toilet
  - o Shower over tub with natural stone tile surround, Kohler bathtub, polished chrome Moen fixtures and shampoo nook

### Guest Suite

- + Wall-to-wall carpet
- + Large window providing abundant natural light
- + Ceiling fan/light fixture
- + Oversized closet
- + Bathroom
  - o Porcelain tile flooring
  - o Toto toilet
  - o Shower over tub with natural stone tile surround, shampoo nook, Kohler bathtub, polished chrome fixtures, linen cabinet
  - o Door access to backyard

### Office/Den

- + Wall-to-wall carpet
- + Window bench with storage below
- + Glass warehouse style pendant light fixture
- + Bathroom
  - o Access from both hall and office
  - o Large format porcelain tile floor
  - o Single vanity with granite countertop, vessel sink and brushed chrome fixture
  - o Sconce lighting
  - o Stall shower with stone tile surround and flooring, shampoo nooks, glass enclosure, polished chrome Grohe fixtures
  - o Closet

### Laundry Room with Office Nook

- + Alder built-ins and desk
- + Cork flooring
- + Seated bench with coat hooks and storage cubbies above
- + Long work table with mosaic backsplash and white cabinetry below
- + Stainless steel under-mount utility sink with brushed chrome fixture
- + Whirlpool Duet front loading washer and dryer hidden behind closet doors
- + Dumbwaiter to garage

- + Oversized storage closet, cleaning closet, and coat closet

#### **Game Room/Media Room**

- + Wall-to-wall carpet
- + Cathedral ceiling
- + Ceiling fans
- + Built-in speakers
- + Large windows providing abundant natural light
- + Bathroom
  - o Porcelain tile flooring
  - o Linen cabinet
  - o Single vanity with porcelain style trough sink and Moen fixture
  - o Sconce lighting above
  - o Kohler toilet
  - o Shower over tub with stone tile surround and decorative mosaic strip, Kohler tub, Moen fixtures

#### **Wine Cellar**

- + Temperature controlled
- + Stacked slate wall
- + Steel racking and custom wood built-ins for approx. 900 bottles
- + Cork flooring

#### **Three-Car Garage**

- + Concrete floor
- + Side-by-side parking
- + Automatic garage door openers
- + Extra deep for storage
- + Work benches
- + Dumbwaiter access
- + Oversized storage closet

#### **Outdoor Living**

- + Expansive flagstone patios with natural stone walls
- + Wood burning stone surround outdoor fireplace
- + In-ground heated salt water pool with integral spa
- + Barbecue with the stainless-steel Wolf grill and storage below
- + Outdoor speakers
- + Outdoor lighting
- + Established drought resistant landscaping

## **GUEST HOUSE**

- + Year built: date unknown
- + 1000 +/- sq ft
- + 1BR/1BA
- + Living room
- + Dining room
- + TV area

## SECOND DWELLING

- + Year built: date unknown
- + 1200 +/- sq ft
- + 1BR/2BA
- + Mini great room
- + Master suite
- + Laundry and storage area
- + Single car garage

## VINEYARD

- + 2.88 +/- net vine acres
- + Cabernet Sauvignon, clones 8 and 337
- + Planted in 1987, 1992 and 2006
- + Farmed by Clark Vineyard Management
- + Fruit sold to Von Strasser at \$10,000/ton
- + Contract runs through 2021 but seller may cancel in the event of a sale
- + Harvest history:
  - o 2019: 11.07 tons
  - o 2018: 10.72 tons
  - o 2017: 6.29 tons
  - o 2016: 6.13 tons
  - o 2015: 5.57 tons
  - o 2014: 4.26 tons

## INFRASTRUCTURE

- + HVAC: Forced air gas heat and air conditioning in main house, pellet stove in 2nd dwelling
- + Water: 2 private water wells
- + Sewer: Septic systems for each dwelling
- + Gas: PG&E
- + Electric: PG&E
- + Water heaters: Gas

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