



GLOBAL
LUXURY.

BROKERS OF THE VALLEY

PROPERTY NOTES

CORKWOOD ESTATE

1330 Zinfandel Lane

www.CorkwoodNapaValley.com

OVERVIEW

- + High-end custom-built modern farmhouse estate
- + Completed in 2014
- + Private 1 +/- acre parcel with award-winning gardens
- + 4,279 +/- sq ft single story main residence: 3 bedrooms, 3 full baths, 2 half baths
- + 1,073 +/- sq ft guest house: 1 bedroom, 1 bath, kitchen
- + Design/Build Team
- + Builder: Steve Carreiro, Carreiro Builders
- + Landscape design: Bill Williamson, Williamson Landscape Architecture
- + Landscape installation: Autumn Skies Landscapes
- + AMX smart home system
- + Integrated entertainment system custom designed by Magnolia Hi Fi of Seattle
- + State-of-the art security and surveillance system
- + 2-car attached garage with spacious second floor and finished storage area
- + Heated swimming pool with integral spa
- + Expansive outdoor entertaining areas
- + 101 panel 26.7 Kilowatt PV solar
- + 45 Kilowatt gas powered generator
- + Conveniently located to downtown St. Helena and top Napa Valley amenities
- + Offering includes all furniture, rugs and lamps

MAIN RESIDENCE

- + Wood exterior board and batten siding
- + Composition roof
- + LED exterior lighting
- + Open floor plan with extra tall ceilings
- + Hand troweled integral color Venetian plaster walls

- + Dual pane vertical grain fir low-e windows and exterior doors providing abundant natural light
- + Solid core interior doors with Emtek hardware
- + Recessed halogen lighting
- + Quarter sawn dark stained wide plank oak flooring with extra thick engineered base
- + Custom shades and draperies throughout, some of which are power operated
- + Custom colors throughout

Entryway

- + French door entry and second set leading to patio
- + Clerestory windows
- + Custom chandelier

Great Room (Living Room, Dining Room, and Kitchen)

- + Cathedral ceiling (approx. 25') with cedar tongue and groove planks and beam truss detail
- + Six clerestory windows
- + Large scale gas fireplace with faux finish plaster surround
- + Built-in speakers and McIntosh (www.mcintoshlabs.com) integrated stereo system with Sonus and Faber AIEDA professional speakers (handmade in Italy, www.sonusfaber.com/en/products/aida/)
- + Dramatic geometric chandelier
- + French doors and large pocketing doors leading to outdoor garden areas and al fresco dining terrace
- + Tufted window seat reading nook with custom cushion

Kitchen

- + Custom white cabinetry, some with display glass fronts
- + Leathered quartzite countertops and full wall backsplash
- + Viking Professional 8-burner gas range with double oven and steel hood with oxidized steel finish
- + Oversized island with bar seating for 6, custom cabinetry, leathered quartzite countertop, stainless steel under-mount Julien sink with bronze Grohe fixtures
- + Pendant light fixtures
- + Built-in Jenn-Air 60 bottle wine refrigerator
- + Bosch dishwasher with cabinet front
- + Stainless steel Kitchen-Aid microwave upper and lower oven
- + Secondary stainless steel Julien under-mount sink with bronze Grohe fixtures
- + Sub-Zero side-by-side refrigerator and freezer with cabinet fronts
- + Banquette seating for 10-12 people, with glass and iron table for in kitchen dining

Butler Pantry/Beverage Area

- + Custom white cabinetry with leathered quartzite countertop
- + Stainless steel under-mount Julien sink with bronze fixtures, faucet provides medical grade filtration serving instant-hot water and chilled water
- + Wine glass racking
- + U-line ice maker
- + Kitchen-Aid trash compacter

- + Enomatic wine server, with Argon gas back filling for 5 wine bottles (www.enomatic.com)
- + Built-in Miele espresso and coffee maker
- + Sub-Zero beverage refrigerator

Laundry Room

- + Custom cabinetry with leathered quartzite countertop
- + Electrolux washer and dryer

Media Room

- + Dolby 5.2 surround sound with built-in speakers (www.dolby.com/us/en/home/index.html)
- + Large 4K curved Samsung TV
- + Custom cabinetry with display glass fronts
- + King size sleeper sofa
- + Custom shades

Office

- + Custom built-ins with leathered quartzite countertop
- + Built-in speakers

Powder Room

- + Single vanity with leathered quartzite countertop and Kohler under-mount sink with bronze Grohe fixtures
- + Sconce lighting
- + Toto toilet

Master Bedroom

- + Chandelier and sconce lights
- + Built-in speakers and Dolby 5.1 surround sound (www.dolby.com/us/en/home/index.html)
- + Built-in TV
- + Two sets of French doors leading to back terrace and pool
- + Gas fireplace
- + Electric custom blinds
- + Bathroom
 - o Limestone heated floors
 - o Double vanity with custom cabinetry and leathered quartzite countertop, Kohler under-mount sinks and bronze Grohe fixtures
 - o Wall-to-wall mirror and mirrored medicine cabinet
 - o Bronze and stone sconce lighting
 - o Spacious stall shower with limestone surround and flooring, shampoo nooks, bronze Grohe fixtures with detachable water wand, and seated bench
 - o Hammered copper extra deep freestanding soaking tub with bronze Grohe fixtures and detachable water wand
 - o Water closet with Toto NeoRest Washlet
 - o Built-in speakers
 - o Electric two-way blinds

- Large windows providing abundant natural light and French doors leading to the pool and gardens
- Walk-in closet with custom built-ins, electric two-way blinds, Miele stackable washer and dryer, and built-in speakers

Guest Room, Left

- + Sliding door access to side yard
- + Built-in TV
- + Walk-in closet with custom cabinetry and recessed halogen lighting
- + Built-in speakers
- + Bathroom
 - Limestone heated flooring
 - Double vanity with custom cabinetry and leathered quartzite countertop
 - Kohler under-mount sink with bronze Grohe fixtures
 - Stall shower with stone tile surround and flooring, shampoo nook, bronze WaterWorks fixtures, glass enclosure
 - Toto toilet

Guest Room, Right

- + Built-in speakers
- + Sliding door access to side yard
- + Built-in TV
- + Walk-in closet with custom built-ins and recessed halogen lighting
- + Bathroom
 - Limestone heated flooring
 - Sconce lighting
 - Double vanity with custom cabinetry and leathered and honed quartzite countertop
 - Kohler under-mount sink with bronze Grohe fixtures
 - Stall shower with stone tile surround, shampoo nook, bronze WaterWorks fixtures, glass enclosure
 - Toto toilet

Wine Cellar

- + Walk-in environmentally controlled wine cellar
- + Custom racking with 750+ bottle capacity (720 slots for 750ml bottles and 34 for large format as well as case storage)
- + Cigar humidor

GUEST HOUSE

- + Wood exterior board and batten siding
- + Composition roof
- + Separate address
- + Dual pane vertical grain fir low-e windows and exterior doors providing abundant natural light
- + Solid core interior doors with Emtek hardware
- + Quarter sawn dark stained wide plank oak flooring

- + Custom shades throughout
- + Custom colors throughout
- + Recessed halogen lighting

Great Room, Living and Dining Room

- + 6-light chandelier
- + Built-in speakers
- + Gas fireplace
- + French doors to pool and gardens
- + Kitchen
- + Custom cabinetry with leathered quartzite countertop and stainless steel Julien under-mount sink with bronze Grohe fixtures
- + Samsung refrigerator with freezer drawer below
- + Kenmore Elite microwave
- + Jenn-Air stainless steel dishwasher
- + 4-burner Jenn-Air natural gas range
- + Westinghouse 8-bottle wine refrigerator
- + Pantry/storage closet

Bedroom

- + Large windows providing abundant natural light
- + Two oversize closets with custom built-ins
- + Built-in speakers

En-Suite Bathroom

- + Single vanity with custom cabinetry, leathered and honed quartzite countertop, Kohler under-mount sink with bronze Grohe fixtures
- + Wall-to-wall mirror
- + Sconce lighting
- + Stall shower with stone tile surround, shampoo nook, bronze Grohe fixtures, and glass enclosure
- + Limestone flooring
- + Toto toilet
- + Dual access from both bedroom and hall

Laundry/Mud Room

- + Door access from outdoor shower area
- + Miele stackable washer and dryer

Garage and Storage

- + Two-car side-by-side parking
- + Epoxy flooring
- + 40 Amp Tesla charger
- + Stairs to additional conditioned bonus space and finished storage room
- + Man door access to yard
- + Makita air compressor
- + Freeze dryer for garden fruits and vegetables

OUTDOOR LIVING

- + AI fresco terrace for dining and lounging
 - o Outdoor kitchen with absolute black granite counter and backsplash, stainless steel Kalamazoo gas pizza oven, Viking hood, Curtis plumbed coffee maker, stainless steel Lynx BBQ, stainless steel Lynx stove with two burners, Hoshizaki ice maker, and two refrigerator drawers
 - o Overhead ceiling fans
 - o Built-in speakers
 - o Powered UV screen to enclose terrace and provide shade
 - o Gas fire pit with absolute black granite surround and hood above
 - o Equipment storage room accessed from the terrace
- + In-ground pool with upgraded pool finish
 - o Ultra-high capacity water filtration system
 - o High capacity Pentair gas heating system
 - o Automated sweep system
 - o Integral spa
 - o Automatic pool cover
 - o Separate mechanical pool equipment shed
- + Outdoor shower
- + Bocce court with oyster shell surface
- + Expansive limestone patios and terraces for entertaining

LANDSCAPE AND HARDSCAPE

- + Award-winning landscape and outdoor lighting
 - o 2017 Best of Show award to Autumn Skies Landscapes by California Landscape Contract Association
 - o 18 fruit bearing olive trees, fruit trees, beautiful lawns, and meticulous hedging
 - o Herb garden
 - o Specimen cork tree
 - o Board formed concrete raised vegetable beds
 - o Multi-tier drip/sprinkler system with auto-sense and timers for entire estate
 - o More than 90 custom self-watering planters
 - o First place award for custom-designed exterior landscape lighting system that greatly reduces light pollution
- + Garden storage shed
- + Professionally designed and fully automated greenhouse
 - o Cooling and heating, watering, grow lights and ventilation louvers with real-time weather monitoring
 - o Controlled by Link 4 system
 - o Custom stone walls and custom glass work with copper flashing
- + Custom designed and fabricated Stainless steel automated gated entry
- + Motor court and parking area
- + Extensive network of hand-cut stone and board formed concrete walls
- + Two automated water feature with 300-gallon underground flow tanks and integrated UV filtration

- + Custom built stone labyrinth by "Labyrinths in Stone" with matching custom rug at main home entry
- + Recreational vehicle parking area with full hook-ups for water, sewer, 50-amp electrical service, cable TV/mobile service
- + 6' to 8' wall around the entire estate perimeter

TECHNOLOGY

- + AMX (www.amx.com/en) smart home system controlled by wall-mounted iPads, dedicated iPads, or by personal iPhones, and with access to the following systems:
 - o All music and video (four video and four audio channels) interior and exterior
 - o Surveillance cameras
 - o Security system
 - o Gate controls
 - o Weather (from on-site weather monitoring)
 - o Intercom
 - o Climate control (three zones: main house, master suite, guest house)
 - o Estate lighting – interior and exterior
 - o Swimming Pool and Spa
 - o Electric shades in master suite
- + Integrated entertainment system
 - o Custom designed Magnolia Hi Fi of Seattle) with a cost of over \$1M
 - o System highlighted in Best Buy quarterly report
 - o Multiple audio and video sources available throughout the entire estate and grounds
 - o Extreme audiophile quality components including Macintosh and Sonus Faber
 - o Installation crew were hand-picked from previous installations and full engineering drawings are available
 - o Main house living area stereo system is highlighted by Sonus Faber hand-made internationally acclaimed AIEDA speakers. This system was set up by a master audio technician flown in from Italy for the installation. The speakers are powered by SIX 1.2KW Macintosh amplifiers providing tri-amplification for each speaker. Low-impedance cables complete the installation. Input sources include a Macintosh turntable and 4-channels of digital audio.
 - o Ceiling speakers are located throughout the entire main house and guest house including Dolby 5.2 and Dolby 5.1 in the media room, master bedroom and guest house. All speakers are Sonus Faber, highest quality with sound attenuation behind each speaker.
 - o Entire exterior grounds contain speakers and sub woofers placed strategically to work with the award-winning landscape and lighting.
- + State-of-the art security and surveillance system provided by All Star security service
 - o Entire grounds and interior doors are protected by video surveillance and recording
 - o Estate buildings include built-in movement detection and door and window movement detection
 - o Auto-dial feature can be set to alert police or monitoring station

- Fire, smoke and heat-rise detectors are a separate system and are also monitored
- Dwellings are protected with a fire sprinkler system throughout
- Auto-locked gates can be set with timers.
- Custom-designed exterior and landscape lighting provides extra night-time security

INFRASTRUCTURE

- + HVAC: Bryant Electrostatic dual air filter forced air 3-zone (master, main, and guest) natural gas heating and air conditioning
- + Water
 - Private high-flow well, 150 ft deep, 60 GPM at drilling
 - Extensive filtration system (Cal Tech Pump double-filtration, UV purification, high-capacity Carbon filtration and polishing, and low-salt softening for entire property)
 - St. Helena City water connected as a redundant back-up
- + Sewer: Engineered septic system rated for 4 bedrooms
- + Gas: Natural gas, PG&E
- + Electric
 - PG&E
 - Solar: 101 panels providing a maximum 26.73 Kilowatt to offset grid power consumption by about 65%
- + 45-Kilowatt Generac Protector QS natural gas back-up generator
 - Provides power to the entire estate
 - Full automated on/off switching with email notification when activated
 - Automatic service technician notification when needed
- + Water heater: Four conventional water heaters located near high usage points, with recirculation system for improved on-demand usage
- + Internet: Comcast
- + TV: Comcast
- + Alarm/Security: All Star
- + Hard wired CO and smoke detectors
- + Whole house fire sprinkler system
- + Central vacuum system with twin motor for increased airflow

Cyd Greer

Luxury Specialist
 DRE# 01390876
 707-322-6825 Cell
 cgreer@cnapavalley.com
 www.cydgreer.com

Erin Lail

Luxury Specialist
 DRE# 02027696
 707-333-5596 Cell
 elail@cnapavalley.com
 www.erinlail.com