



**COLDWELL BANKER**  
BROKERS OF THE VALLEY

## PROPERTY NOTES

# NAPA VALLEY VINEYARD ESTATE

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

2100 and 2200 Old Soda Springs

## OVERVIEW

- + High-end custom-built contemporary residence
- + Built in 1984, owner purchased the property in 2001
- + Private 43.78 +/- acre parcel
- + 11,144 +/- sq ft two story main residence: 5 bedrooms, 4.5 baths
- + 3-car attached garage
- + Heated swimming pool and spa
- + Tennis court
- + Expansive outdoor entertaining areas
- + 15 +/- acre Cabernet Sauvignon and Merlot vineyard
- + 360 degree panoramic views

## RESIDENCE

- + Stucco exterior
- + Concrete tile roof
- + Open floor plan with extra tall ceilings
- + Recessed lighting
- + Quartzite flagstone, hardwood, and wool carpet flooring
- + Custom shades and draperies, some of which are power operated
- + High-end wallpaper throughout
- + Kawneer doors and windows
- + Large windows providing abundant natural light
- + Audio system in most rooms with built-in speakers

### Entryway/Hall

- + Quartzite flagstone flooring

- + Coat closet
- + Storage/pantry closet with built-in custom cabinetry and whirlpool refrigerator
- + Field stone planters with live plants and automatic irrigation
- + Concrete clam shell sconces

#### **Family/Media Room**

- + Built-in speakers
- + Grand wood burning fireplace with Napa field stone surround and concrete hearth
- + Handsome dark stained hardwood floor
- + Built-in bookshelves
- + Built-in media wall with sliding doors to hide equipment

#### **Living Room**

- + Spectacular large scale windows provides views and natural light
- + Quartzite flagstone flooring
- + Built-in speakers
- + Field stone planters with live plants and drip irrigation
- + Bar
  - o Arched travertine bar
  - o Sub-Zero mini refrigerator
  - o Kitchen-Aid stainless steel dishwasher
  - o Stainless steel sink

#### **Wine Cellar**

- + Custom racking for 1,138 bottle and abundant space for case storage
- + Climate controlled
- + Wine fridge
- + Bar sink
- + Recessed lighting
- + Ceiling mounted rack for glass storage
- + Built-in cabinet storage

#### **Kitchen**

- + Handsome dark stained oak floor
- + Wenge wood cabinets
- + Quartzite island countertop and caesarstone countertops
- + Built-in speakers
- + Under cabinet outlets
- + Hideaway spice rack, knife rack, and garbage/recycling drawer
- + Two Franke stainless steel sinks with inserts, Moen garbage disposal, and Franke fixture
- + Wolf gas range with griddle, 6 burners, and plate warmer
- + Brand new stainless steel hood with custom cabinet front
- + Wolf built-in stainless steel microwave/oven
- + Sub-Zero wine refrigerator with 105 bottle capacity
- + Cove dishwasher with cabinet front
- + Glassware storage pantry
- + Sub-Zero separate refrigerator and freezer
- + Adjoining family room/breakfast room

- o Large scale windows provides views and natural light
- o Open display shelving
- o Access to upper outside deck

#### **Upper Deck**

- + Ceiling fans
- + Quartzite flagstone flooring
- + Outdoor kitchen with Magi Glow broiler and grill
- + Stainless steel sink
- + Hood above
- + Dramatic views to the vineyard and mountains

#### **Dining Room**

- + Glass wall
- + Quartzite flagstone flooring
- + Fireplace with gas starter, limestone surround and mantle
- + French doors leading to upper deck
- + Built-in speakers

#### **Laundry room**

- + Porcelain tile floor
- + Formica countertops and cabinetry
- + Maytag washer and dryer
- + Track lighting
- + Built-in ironing board
- + Hanging rack

#### **Office, Main Level**

- + Wall-to-wall wool carpet
- + Built-in countertop and desk
- + Fire proof filing cabinets
- + Door to exterior
- + Built-in shelving and display shelves

#### **Powder Room**

- + Faux painted wall and doors
- + Wrought iron sconces
- + Wall-to-wall mirror
- + Granite vanity with porcelain under-mount sink and brushed chrome fixtures
- + Water closet with Toto toilet and sconce lighting

#### **Master Bedroom**

- + Silk wallpaper
- + Built-in speakers
- + Storage closets
- + Access to upper deck
- + Wall-to-wall low pile wool carpet
- + Large windows providing abundant natural light
- + Walk-in closet with custom built-ins and track lighting
- + Wall of closets

- + Wood burning fireplace with honed limestone surround
- + Sitting room also with wood burning fireplace, gas starter, and polished travertine surround and mantle
- + Bathroom
  - o Irrigated planter for live plants
  - o Built-in medicine cabinet
  - o Jacuzzi tub
  - o Stall shower with quartzite flagstone floor and brushed chrome Dorn Bracht fixtures with glass block tile walls
  - o His and her vanities with polished travertine countertop, vanity lighting, under-mount porcelain sinks with brushed chrome fixtures
  - o Large tri-mirrored medicine/storage cabinet, good for make-up and jewelry
  - o Granite and travertine floor
  - o Skylights
  - o Water closet with Toto Washlet toilet and bidet

#### **Stairwell to Lower Level**

- + Planters with faux plants
- + Stairwell with live tree, skylight, and sconce lighting

#### **Game Room**

- + Maple floor
- + Wood-burning fireplace with Napa field stone surround and granite hearth
- + Custom powered drapes
- + Built-in pool table
- + Sliding doors to pool deck and BBQ area
- + Built-in entertainment system
- + Wet bar with stainless steel sink and polished chrome Bormix fixture and custom built-in cabinetry
- + Built-in storage
- + Recessed lighting and polished chrome chandelier
- + Built-in speakers

#### **Gym**

- + Black granite tile flooring
- + Stall shower/steam room, with white porcelain tile surround, seated bench, brushed chrome fixtures, and glass enclosure
- + Track lighting
- + Cedar sauna room
- + Bathroom
  - o Single vanity with white painted cabinetry, white porcelain tile countertop, porcelain sink and Bromix fixtures
  - o Recessed lighting
  - o Built-in cabinetry

#### **Lower Bedroom, Blue Room**

- + Padded fabric walls
- + Large closet
- + Large windows providing abundant natural light with custom drapes
- + Recessed lighting
- + Built-in speakers
- + Built-in bed
- + Bathroom
  - o Textured wallpaper

- Recessed lighting
- Shower over tub with brushed chrome HansGrohe fixtures and white porcelain tile surround with shampoo shelving
- Single vanity with white painted cabinetry, white porcelain tile countertop, porcelain sink with brushed chrome fixtures, wall-to-wall mirror
- Vanity lighting
- American Standard toilet

#### **Lower Bedroom, Brown Room**

- + Wall covering
- + Wall-to-wall wool carpet
- + Closet
- + Sliding exit door
- + Wet bar with stainless steel sink and built-in cabinetry

#### **Open Office**

- + Built-in desk with open shelving above, approximately 20' long
- + Recessed lighting
- + Wall-to-wall carpeting

#### **Lower Laundry Room**

- + Ceramic tile floor
- + Maytag washer and Speed Queen dryer
- + Built-in storage
- + Built-in ironing board

#### **Guest Bedroom South**

- + Low pile wool carpet
- + Fabric wall covering
- + Sliding door
- + Two large closets
- + Recessed lighting
- + Built-in queen-sized bed
- + Built-in speakers

#### **Shared Bathroom**

- + Door to pool area
- + Built-in cabinetry
- + Recessed lighting
- + Two vanities with built-in cabinetry and white porcelain tile counters, porcelain undermount sinks, Bromix fixtures, wall-to-wall mirror
- + Water closet with Toto toilet
- + Stall shower with white porcelain tile surround, shampoo shelving, and glass enclosure

#### **Guest Bedroom North**

- + Low pile wool carpet
- + Fabric wall covering
- + Built-in queen-sized bed
- + Sliding door
- + Two large closets
- + Recessed lighting
- + Built-in speakers

## Garage

- + Coat closet
- + Overhead lighting
- + Utility sink
- + Painted concrete flooring
- + Built-in steel workbench and six sets of storage cabinets
- + 3-car side-by-side

## OUTDOOR LIVING

- + Propane heated in-ground pool with expansive concrete entertaining deck
- + Spa with overhead rain shower
- + Napa field stone rock walls
- + Outdoor wood firepit with gas starter
- + Outdoor kitchen
  - o Stainless steel sink
  - o Mini refrigerator
  - o Grill with hood above
  - o Tile countertop and stainless steel storage cabinets
- + Tennis court, resurfaced in 2020
- + Fruited olive trees
- + Drought resistant plantings
- + Extensive landscape lighting
- + Mechanical room and under-house storage

## VINEYARD

- + Cabernet Sauvignon: 12 acres, Merlot, 3 acres
- + Farmed by Josh Clark and Matt Hardin
- + Harvest Data
  - o 2015: CS 20.2 tons
  - o 2016: CS 23.2 tons, Merlot 7.9 tons
  - o 2017: CS 13 tons, Merlot 12.7 tons
  - o 2018: CS 28 tons, Merlot 8.4 tons
  - o 2019: CS 24.4 tons, Merlot 10.1 tons
  - o 2020: CS 20.2 tons, Merlot 9.9 tons
  - o 2021: CS 24.07 tons, Merlot 8.6 tons
  - o 2022: CS 16.09 tons, Merlot 4.82 tons
- + Grape contracts with Wonderful and Caymus

## INFRASTRUCTURE

- + HVAC: Forced air 5-zone heating and air conditioning
- + Water

- Private high-flow well, 810 ft deep, 150 GPM at drilling in 2003 and 141 GPM when tested in 6/2020
  - Culligan water softener
  - Storage tanks
- + Sewer: Standard septic
- + Gas: Propane
- + Electric: PG&E
- + Water heater: Conventional
- + Internet: AT&T
- + Phone: Internet phone
- + Alarm/Security: ADT
- + Central vacuum system
- + Crestron smart home system controlling temperature and lighting

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