



## PROPERTY NOTES

# NAPA VALLEY MODERN FARMHOUSE

2111 Monticello Road, Napa

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

## OVERVIEW

- + Newly built modern farmhouse design on 3.72 +/- acres
- + Property purchased in 2016, structures completed in 2021
- + Main residence: 4,408 +/- sq. ft., 3 bedroom suites, 1 half bath. Three distinct living areas all connected by an enclosed glass breezeway and inner courtyard
- + Passive house inspired design, clean purposeful lines, and exceptional quality
- + Pool house/barn: 1,070 +/- sq. ft., great room, full bath, and laundry room
- + Detached 2-car garage/workshop: 994 +/- sq. ft. with half bath
- + Design/build team
  - o Architect: Jarrod Denton, Signum Architecture
  - o Builder: Knittel Construction
  - o Interiors: Shawback Design
  - o Landscape Design: Roche + Roche
  - o Property Management: Pound Management
- + Heated two-sided infinity edge swimming pool with automatic pool cover
- + Bocce court
- + Expansive outdoor living areas
- + Custom 350 +/- bottle wine cellar
- + Beautiful vineyard and mountain views
- + Conveniently located near Napa's shopping and services

# MAIN RESIDENCE

## High Performance Home Via a Passive House-Inspired Design

- + High quality insulation both exterior and interior for superior sound quality and performance
- + Air tight and thermal bridge free construction detailing for superior performance and energy savings
- + Three energy recovery ventilators one per wing to provide filtered fresh air at nearly six times the air changes per hour as a code minimum house. All operating at very low speeds to provide a very quiet house far below the levels of normal mechanical systems with a Merv 14 filter. Pollen is able to be filtered out of the indoors. Back-up ducted mini split for supplemental heating and cooling.
- + Exterior solar shades integrated into home automation system to control sun/heat throughout the day
- + Operating cost will be significantly reduced compared to a standard new home construction
- + Durable building materials and detailing are meant to provide a lifespan of 100 years

## Exterior

- + Cedar board and batten exterior
- + Standing seam metal roof with vintage finish
- + Triple gasketed 10' exterior doors, 21' wide pocketing sliders with pocketing screens, and windows, all by Tanner from Germany. Low iron clear glass with +60% visible transmittance. Doors and windows with tilt turn features and windows with custom horizontal pivot bar.
- + Large gathering areas designed into the layout which include the great room, exterior dining with willow panel cover, indoor/outdoor bar, and covered entry lounge area
- + Jonathan Browning outdoor sconces

## Features Throughout

- + White oak custom stained interior doors by Old World Doors with concealed hinges
- + Bronze door handles custom cast by Sun Valley Bronze
- + LED recessed and indirect lighting
- + Custom finish wide plank oak floors by California Hardwood
- + Limestone tile floors interior & exterior imported by Cooritalia from Portugal
- + Custom built soft close cabinets
- + Abundant storage
- + Seamless transition to the exterior with level surfaces

## Great Room: Living, Dining and Kitchen

- + Living and Dining
  - o Open concept perfect for entertaining
  - o Dual entry 10' custom wooden doors by Tanner

- 18.5' tall cathedral ceiling height with clerestory windows above a 10' soffit
- Indirect lighting to highlight the Hewn Elements custom finish tongue-and-groove spruce wood ceiling
- 21'W x 10'H wide pocketing glass sliders by Tanner on both sides of the room with access to outdoor living
- Custom finish wide plank oak floors by California Hardwood
- Bio ethanol fireplace with stone and custom steel surround
- Dramatic vellum suspension chandeliers by McEwen lighting
- Custom temperature controlled wine room for 350 +/- bottles with floor-to-ceiling steel framed glass door and Studio Becker custom built storage
- Bar area including a copper finished sink, Holly Hunt solid crystal pully pendant, built-in wine fridge, cabinet front ice maker, awning pushout window, and outside bar seating
- + Kitchen
  - Custom finish wide plank oak floors by California Hardwood
  - Arclinea Italian custom cabinetry with soft close drawers and Rocky Mountain Hardware in lux gold finish
  - Large island with Carrara marble slab, bar seating and copper cut-out shelves
  - Cabinet front Miele dishwasher
  - Shaws of England fireclay farmhouse sink with Brizo faucet and hot water dispenser in matt lux gold finish, and disposal
  - Cabinet front trash pullout
  - 5-burner La Cornue gas range with dual side-by-side ovens and exhaust hood
  - Dekton quartz counters beside the range
  - Calacatta marble slab wall feature and backsplash behind the range
  - Nebula sconces by McEwen lighting
  - Subzero side-by-side refrigerator with cabinet front
  - Built-in buffet area with herringbone tile backsplash
  - Large walk-in pantry with built-in shelves and drawers

#### **Powder Room**

- + Custom finish wide plank oak floors by California Hardwood
- + Stone Forest, Sienna Tamboro travertine vessel sink
- + Watermark faucet
- + Locally made Brightbound glass and wood pendant light
- + Osborne and Little wallpaper

#### **Laundry Room**

- + Located in the primary suite wing
- + Portuguese limestone floor
- + Side-by-side Electrolux washer and dryer
- + Cabinet storage, folding area, and Shaws of England fireclay farmhouse sink

#### **Office**

- + Located in the primary suite wing
- + Portuguese limestone floor
- + Custom L shaped desk with built-in shelving and cabinet storage
- + Under-cabinet lighting

## Primary Suite

- + Bedroom
  - o Spacious living area totaling 1481 +/- sq. ft.
  - o Accent wall with Phillip Jeffries wallpaper
  - o Stark wall-to-wall wool carpet
  - o Coffered ceiling
  - o Custom fabric drapery by The Shade Store
  - o Dual French doors with retractable disappearing screens and access to a private patio
  - o Ceiling fan
- + En-suite bathroom
  - o Portuguese limestone floors with warm floor feature
  - o Dual vanities custom made by The Furniture Guild with Estrella decorative mosaic wall tile, Fantini lux gold fixtures, pull-out hamper and in-drawer power/USB hook-ups
  - o Jonathan Browning Chatelet sconces
  - o Rodeo free-standing tub with floor-mounted Fantini lux gold tub filler
  - o Marble slab shower surround with marble herringbone niche and built-in bench
  - o Fantini lux gold shower head, and linear floor drain
  - o Nook for make-up table
- + Room sized walk-in closet
  - o Custom built-ins with linen finish by California Closets
  - o Abundant shelves and hanging space
  - o Large island with marble slab top and drawer storage
  - o Beautiful crystal-type chandelier
  - o Pocket door for privacy with keyed security lock

## Guest Suite #1

- + Custom finish wide plank oak floors by California Hardwood
- + Custom closet by California Closets
- + Zaneen flush mount light
- + Access to private patio
- + En-suite bathroom
  - o Furniture Guild single sink vanity
  - o Restoration Hardware sconce light
  - o Limestone floor
  - o Walk-in shower with Anne Sacks terracotta tile shower surround and glass door

## Guest Suite #2

- + Custom finish wide plank oak floors by California Hardwood
- + Custom walk-in closet by California Closets
- + Zaneen flush mount light
- + Access to private patio
- + En-suite bathroom
  - o Dual sink Furniture Guild vanity
  - o Danish white terra cotta tile country floor
  - o Elystan sconces
  - o Shower/bath combo with Anne Sacks terra cotta tile
  - o Built-in wall cabinets with shelves

## Mudroom

- + Custom cabinetry with abundant storage and counter work space
- + Stainless steel sink
- + Passive house doggy door nearby
- + Spacious electrical room attached

## Attached Garage:

- + 2-Car side-by-side
- + Built-in bench
- + Storage cabinets
- + Access to insulated attic storage space
- + Built-in vacuum system located in garage feeds entire home
- + Automatic luggage lift

## POOL HOUSE

- + Rustic reclaimed 2x Douglas fir exterior siding
- + Corrugated metal roof with vintage finish
- + Exterior blue barn-style sconce over entry door
- + Located poolside to serve as day/night-use for entertaining
- + Portuguese limestone floors throughout
- + Great Room
  - o Custom milled, brushed, sanded, and painted tongue-and-groove cypress interior walls and ceilings
  - o Cathedral ceiling with exposed fir beams custom made by Hewn Elements
  - o Large skylights with operable shades
  - o Tabarka hand painted terracotta tiles at entry
  - o Oversized reclaimed antique galvanized pendant lights
  - o Indirect soffit lighting
  - o Ceiling fan
  - o Multiple French doors for access to outdoor living
- + Wet bar
  - o Elkay bar sink with bronze fixtures
  - o Stainless steel Miele dishwasher
  - o Dekton quartz countertop
  - o Limestone brick backsplash
  - o Custom cabinetry with bronze hardware, upper and lower storage and pantry with soft close rollout drawers and shelves
- + Bathroom
  - o Louis Poulsen painted metal pendants
  - o Custom built reclaimed Douglas fir wood vanity with custom made concrete trough sink with Watermark pewter finish dual faucet and limestone brick back splash
  - o Storage cabinet

- Stall shower with Tabarka hand painted terracotta tile shower surround and Sonoma Forge shower fixtures with foot or dog wash
- Pocket door to great room
- Outdoor access to the pool
- + Laundry room with pocket door, folding space, built-in storage and stacked Electrolux washer and dryer

## DETACHED GARAGE AND WORKSHOP

- + Board and batten structure with corrugated metal roof
- + 994 +/- sq. feet
- + Side-by-side parking for two cars
- + Automatic luggage lift
- + Spacious insulated attic space with ladder access
- + Separate workshop room with outdoor access
- + Half bath with tile floor, single sink vanity, and sconce lighting

## OUTDOOR LIVING

- + Multiple gathering areas for day and night, sun and shade, covered and uncovered outdoor living
- + Covered entry lounge area with impressive Hammerton chandelier and gas fireplace with handsome stone surround
- + Heated two sided infinity edge pool with automatic pool cover and UV treatment
- + Portuguese limestone pool terrace with pedestal installation creating a seamless transition from interior to exterior with level surface and efficient drainage
- + Dining pergola with willow branch overhead covering
- + Bar area with pivoting window for indoor/outdoor serving access
- + Built-in gas firepit
- + Bocce court
- + James de Wulf custom concrete ping pong table
- + Extensive LED outdoor lighting

## INFRASTRUCTURE

- + Smart home system in main house and pool house: Control 4 integrated system controlling lights, A/V, and security/fire

- + HVAC
  - o Main house: 3 forced air electric units for heating and AC with Zehender ERV (energy recovery ventilation) systems
  - o Pool house: 2 Mitsubishi split systems for heating and AC
  - o All home attics are temperature controlled
- + Water
  - o Private well with 2-10,000 gallon storage tanks, one for domestic and fire suppression and one for irrigation
  - o Reverse osmosis filtration system for domestic water
- + Sewer: New engineered pressure distribution septic system rated for 6 bedrooms
- + Gas: propane, leased tanks
- + Electric
  - o PG&E
  - o 60 KW Kohler generator with automatic transfer switch and dedicated propane tank
  - o Solar ready home with dedicated roof top for mounting panels
- + Water heaters
  - o Main house: 2-high efficiency Sanden electric heat pumps with recirculating pumps and 1- 40gal & 1- 83gal storage tanks
  - o Pool house: propane, on-demand
  - o Detached garage/workshop: small electric unit dedicated to the bathroom sink
- + Fire detection and suppression: main house and pool house are sprinklered
- + Leak defense system: main house
- + Internet: AT&T fiberoptic, ethernet throughout the main house
- + TV: Service to be selected and set up by new owner
- + AV
  - o Main house: speakers in great room, kitchen, master bath and outdoors
  - o Pool house/barn: surround sound in main room

## Cyd Greer

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