



PROPERTY NOTES

KARINYA NAPA VALLEY

Peaceful Home

850 Sanitarium Road, Deer Park

www.KarinyaNapaValley.com

OVERVIEW

- + 41.41 +/- acre parcel with spectacular views, privacy, peace, and proximity to St. Helena
- + Property purchased in 2011
- + Exceptionally designed modern main residence completed in 2017
- + 8,837 +/- sq ft. 3 bedroom suites, 2 half baths
- + Design/build team
 - o Architect: Juan Carlos Fernandez, Signum
 - o Builder: Cello & Maudru Construction
 - o Interiors: Shawback Design
 - o Landscape: Jack Chandler Design
- + Published in Modern Luxury Interiors, 2021
- + Smart home system with mobile phone control access
- + Heated infinity edge swimming pool
- + Expansive outdoor entertaining area with built-in barbecue and pizza oven
- + A-Frame/second dwelling: 1200 +/- sq ft, 1 BR/2BA, loft and kitchen, built in 1987 and recently remodeled
- + Exquisitely designed landscape and hardscape
- + Extensive outdoor lighting
- + Enclosed raised vegetable garden
- + Bocce court
- + Hiking trails throughout
- + Secure "disappearing" entry gate

MAIN RESIDENCE

Exterior

- + Custom window and door system from Reynaers
- + Stucco, steel, and hand hewed Bianco Avorio limestone from the Veneto
- + Standing seam metal roof with cool membrane roof over portions of the house

Features Throughout

- + Exquisitely crafted custom white oak cabinetry, floors, and doors, book matched to trim
- + Honed Bianco Avorio limestone floors in some areas
- + Integral color Venetian plaster walls
- + Reglet reveal wall base
- + Clerestory windows creating lofty, light-filled interior with floor to ceiling views
- + Three wood burning fireplaces
- + Custom brushed nickel door hardware by Sun Valley Bronze
- + Hidden pop-out outlets and phone charging stations
- + Motorized Mecho shades filtering all but 5% of UV
- + Programmable LED recessed lighting
- + Fire sprinkler system

Interior Spaces

- + Great room with open spaces for living, dining, cooking
- + Seamless open transition from kitchen to family and reading rooms
- + Project room with copious pantry and overflow kitchen storage
- + Temperature controlled white and red wine library with custom racking
- + Office wing with two offices and storage room
- + Primary suite with his and her dressing, closet and bath areas
- + Spacious gym/yoga studio with lovely forest views
- + Massage room with separate masseuse access
- + Private guest accommodations with 2 suites, central living area, and private deck
- + Acoustically designed media/theatre room
- + Laundry room and attached mud room with exterior access
- + Elevator
- + Three car garage with 220 volt wiring

A-FRAME SECOND DWELLING

Exterior

- + Shiplap wood exterior
- + Wrap-around view deck with cabled railing and trellised dining area
- + Composition roof

Interior Spaces

- + Great room with open kitchen/living area, central wood burning fireplace, and floor-to-ceiling view windows
- + Main level bedroom
- + Full baths on main and lower levels
- + Bonus loft
- + Laundry room
- + 2-1 car garage bays

INFRASTRUCTURE

- + HVAC:
 - o Main House: Hydronic and forced air A/C and gas heat, 11 zones, 2 boilers and 2 furnaces
 - o Second dwelling: 1-zone forced air A/C and gas heat
- + Water:
 - o Private well for irrigation, approx. 20 gpm
 - o Private well for domestic use with reverse osmosis and UV filtering, approx. 65 gpm
 - o 3 storage tanks, 5,000 gallons each
 - o Serviced by Oakville Pump
- + Septic:
 - o Main House: engineered system built with new house, inspected yearly for Napa County
 - o Second dwelling: original 1-BR system
- + Gas: PG&E, natural gas
- + Electric: PG&E 120/208v, 3-phase
- + Solar: 200 panels, Sun Electric, 90% to 100% efficiency, on-grid with annual reconciliation, almost cost-free electricity to the property
- + Generator: V16 engine, Taylor Power Systems TD80, supporting main house
- + Water heaters:
 - o Main House: Two natural gas high efficiency tankless boilers + indirect water heater tank
 - o Second dwelling: Natural gas, conventional tank
- + Crestron, Siedle smart home system: security, lighting, shades, HVAC, TV, audio with hidden speakers, locking, intercom, pool, 11 surveillance cameras
- + Internet: Xfinity
- + TV: Xfinity
- + Phone: Xfinity

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