



PROPERTY NOTES

RESORT LIVING NAPA VALLEY

232 N Fork Crystal Springs Road, St. Helena

www.ResortLivingNapaValley.com

OVERVIEW

- + Prime and private 40.18 +/- acre parcel
- + Exquisite vineyard, valley floor and mountain views
- + Residential compound of exceptional design and quality
- + Built in 2004 and significantly remodeled in 2023/2024
- + Total living space: 5BR/6.5BA, 10,750 +/- sq ft
 - o Tuscan modern style main residence: 8,650 +/- sq ft, 3 BR/ 3.5 BA
 - o Rustic pool house: 900 +/- sq ft, 1 BA
 - o Napa style guest cottage: 2BR/2BA, 1,200 +/- sq ft with kitchen
- + 3-Car attached garage: 1243 +/- sq ft
- + Original design/build team
 - o Howard Backen - architect
 - o James Nolan - builder
- + Remodel design/build team
 - o Silvia Nobili, Nobili Marques Architectura - architect
 - o Grassi Construction - builder
 - o Clint Nicholas Design - interior design
- + Beautiful natural setting with mature trees and drought tolerant plantings
- + Electronically controlled gated entrance and olive tree-lined arrival drive
- + Multiple motor courts for guest and owner parking
- + Inviting 20' x 40' in-ground pool and spa
- + Bocce court with party lights
- + 220 fruiting Italian varietal olive tree grove
- + Extensive outdoor lighting
- + Security and surveillance systems
- + Plans available for additional gym/spa and catering kitchen
- + Location: 8 minutes to St. Helena, 6 minutes to Meadowood Resort and The Reserve, 19 minutes to Yountville and The French Laundry, 7 minutes to Calistoga and the Four Seasons Resort

MAIN RESIDENCE

Main Residence Overview

- + Formal living and dining rooms
- + Screened-in sun porch with views
- + Spacious inner courtyard for large scale entertaining
- + Chef's kitchen and butler's pantry
- + Breakfast room and terrace
- + Spacious primary bedroom suite with office and private terrace
- + Two additional guest suites
- + Library gallery
- + TV room
- + Garden prep room
- + Laundry room
- + Wine cellar
- + Exercise room
- + Storage room
- + 3-Car garage
- + Exceptional construction and finish quality
 - o Limestone and stucco exterior with slate roof and copper gutters
 - o Custom exterior doors and windows
 - o Antique French limestone, walnut and pre-distressed wide plank oak floors
 - o Hand chiseled limestone and plastered walls
 - o Solid core interior doors with custom bronze hardware
 - o Reclaimed wood beams
 - o Custom fabricated cabinetry
 - o Custom millwork
 - o Custom lighting

Entry and Hall

- + Antique limestone floors and stone walls
- + Pocketing glass doors with screens providing access to central courtyard
- + Tongue-and-groove natural wood ceiling and beams
- + Custom built-in coat closets
- + Lawsone Fenning dome pendants in antique brass

Living Room

- + Large scale space with multiple seating areas
- + Hand chiseled limestone walls
- + Cupola with windows and automatic shades
- + Cathedral ceiling with tongue and groove detail
- + Grand fireplace with stone facing/hearth and large scale wood mantle
- + Wide plank oak floors
- + Track lighting and four ceiling fans
- + Electric floor plugs
- + Pocketing doors lead to side terrace and to screened-in sun porch with valley views

Screened-In Sun Porch

- + Connected to living room
- + Screened windows open to view
- + Glass panel guard rail providing unobstructed views
- + Reclaimed ceiling beams and 2 fans
- + Heat lamps
- + Electronically controlled canvas screen

Formal Dining Room

- + Double glass and walnut door entry
- + Modern central chandelier
- + Wide plank oak floors
- + Four pocketing doors leading to side terrace
- + Open reclaimed beam ceiling with recessed lighting
- + Double door cabinets for storage of crystal, trays and dishware
- + Double pocketing doors with screens providing valley floor views

Side Terrace

- + Located between living and dining rooms
- + Limestone floor
- + Heat lamps
- + Directional track lighting
- + Stone stairway leading to wine cellar

Kitchen

- + Double door entry from dining room
- + Custom designed and built cabinetry
- + Reclaimed beamed ceiling with recessed lighting and central skylight
- + Trompe l'oeil wood floor
- + Concrete counters with integral sink and pendant lighting above
- + Pocketing window and screen opening to view
- + Island with stained oak countertop and large scale custom pot rack above
- + Fireplace with mortared limestone surround, wood storage, and electric rotisserie
- + Subzero 601R refrigerator with glass front
- + Wolf range with 6-burner gas and griddle, and two ovens
- + Decorative copper hood and backsplash
- + Miele dishwasher
- + Trash compactor

Butler's Pantry

- + Concrete counter with integral sink
- + Microwave nook with GE Profile microwave
- + Subzero 601F Freezer
- + Subzero under-counter wine refrigerator
- + Subzero under-counter beverage refrigerator
- + Miele dishwasher
- + Ice maker

- + Dry pantry with abundant open shelf and cabinet storage
- + Skylight and access to chaise terrace and pizza oven

Breakfast Room

- + Flagstone floor
- + Fireplace with decorative iron door, limestone surround and wood storage below
- + Reclaimed beamed ceiling
- + Recessed lighting
- + French door leading to chaise terrace with water feature
- + Two sets of pocketing doors with screens leading to breakfast terrace
- + Natural fiber shades
- + Bronze chandelier
- + Double glass and walnut doors leading to kitchen

Breakfast Terrace

- + Access from breakfast room
- + Flagstone floor
- + Electronically controlled awnings
- + Custom iron railing
- + Exquisite vineyard and valley floor views

Main Hallway

- + Powder room with hammered copper sink and wood vanity with half-moon front
- + Antique French limestone floor
- + Linen closet, audio control closet, and storage closet

Arcade

- + Light-filled hallway leading to guest suites, library and TV room
- + Floor-to-ceiling glass windows overlooking central courtyard
- + Antique limestone floor
- + Track lighting

Primary Suite

- + Spacious 480 +/- sq ft suite
- + Wide plank oak floors
- + Reclaimed beam ceiling with recessed lighting
- + Custom draperies
- + Filtered vineyard views and sliding door access to the lily pond and chaise terrace
- + Bath
 - o Dual vanities with custom cabinetry, Calacatta Verde marble countertops, under-mount sinks, nickel Waterworks fixtures, built-in medicine cabinets, and sconce lighting
 - o Make-up vanity with marble counter and open glass shelving
 - o Two water closets
 - o Oversized steam shower with Zia Moroccan zellige tile surround, Calacatta Verde marble trim, nickel Waterworks fixtures, shampoo nooks, rain shower, wand fixture and shower head

- Spacious walk-in closet with built-in dressers and shelving, recessed and track lighting, and skylights
- 72" free standing Native Trails stone tub and nickel Waterworks tub filler
- Pocketing doors from tub area to a private meditation/spa terrace with outdoor fireplace and sliding view door

Primary Suite Office

- + Built-in shelving and cabinets
- + Wide plank oak floors
- + Recessed lighting
- + Filtered vineyard views and sliding door access to the lily pond and chaise terrace
- + Pocketing privacy doors to main sleeping area
- + Custom draperies

Library Gallery

- + Walnut paneled library gallery with skylights and sconce and track lighting
- + Walnut floor
- + Wet bar with green marble counter top and lighted glass front cabinets
- + Subzero beverage refrigerator
- + Under-mount copper sink
- + Distressed mirror back splash

TV Room

- + Wood burning fireplace with brass surround, marble and walnut paneling
- + Walnut floor
- + Custom draperies
- + Built-in walnut cabinets and open shelving
- + Large format Samsung TV
- + Secret door to primary suite meditation/spa terrace
- + Pocketing doors with screens leading to vineyard view terrace

Main Level Guest Suite

- + Wide plank oak floors
- + Forest views
- + En-suite bath
 - Custom vanity with Calacatta Verde marble counter and custom brass framed mirror
 - Shower with Zia Moroccan zellige tile, Calacatta Verde marble trim and shampoo nook
 - Nickel Waterworks Henry fixtures
 - Skylight
 - Water closet

Upper Level Guest Suite

- + Wide plank oak flooring already purchased for remodel update to be consistent with primary and first floor guest suites
- + Spacious accommodation with room for king size bed and sitting area
- + Raised wood burning fireplace with marble hearth and surround and wood mantle

- + Balcony with stone surround/pediment and iron railing
- + Wall-to-wall carpet
- + Built-in media center with Samsung TV
- + Double door closet with automatic light shut off plus a locked closet
- + Recessed lighting
- + Window seats
- + Wet bar with cabinet storage and open shelving
- + Beverage refrigerator
- + Ceiling fan
- + Bath
 - o Double door entry to bath
 - o Walnut floors
 - o Double vanity with marble counter, under-mount sinks and bronze fixtures
 - o Vanity has open shelving and towel bars below
 - o Sconce lighting
 - o Glass shelving nooks
 - o Free standing claw foot tub with brass fixtures
 - o Water closet with sconce lighting
 - o Shower with marble surround, dual shower head and wand attachment
 - o Walk-in closet with pull-out drawers

Garden Prep Room

- + Abundant cabinet storage and honed stone counter
- + Extra wide Kohler porcelain pedestal sink
- + Cork board for push pins
- + Open shelving for vases and pots
- + Wrapping paper rack
- + Access to rear motor court

Laundry Room

- + Two Maytag dryers
- + One Whirlpool washer
- + Porcelain utility sink
- + Cabinet storage and honed stone counter
- + Maid's desk area
- + Concrete floor, track lighting and skylight
- + Access to rear motor court

Lower Level

- + Exercise room
- + Secure storage room

Wine Cellar

- + Temperature controlled
- + Approximately 5868 bottle capacity
- + Custom natural heart redwood racking with integral lighting
- + Intimate wine tasting view terrace
- + Electronic keypad entry with key override

Garage

- + Three car side-by-side parking with entry from rear courtyard
- + Storage closet for water heater and recirc pump
- + Storage cabinets on two walls
- + Pegs board for tool and equipment organization
- + Half-garage bay to accommodate a 4-wheeler vehicle or additional storage
- + Plans available for conversion of one garage bay to a catering kitchen

POOL HOUSE

- + Approximately 900 sq ft
- + Private spa-like setting with filtered west-facing sunset views
- + Flagstone exterior with flat roof
- + Covered portico with reclaimed posts and beams
- + Great room with open dining, living and wet bar areas
- + Rough-hewn ceiling with large scale reclaimed beams
- + Flagstone floors
- + Two sets of glass pocketing doors with screens leading to pool
- + Electronically controlled exterior shades
- + Fireplace with steel and rough-hewn wood surround, and flagstone hearth
- + Rough-hewn wood built-in side board
- + Large format Samsung TV
- + Directional ceiling lighting and fans
- + Wet bar
 - o Integral color concrete counters
 - o Rustic wood cabinets
 - o Hand hammered copper under-mount sink and bronze fixtures
 - o Miele dishwasher
 - o Subzero under counter refrigerator
 - o Subzero ice maker
- + Bathroom
 - o Flagstone floor
 - o Integral color concrete sink
 - o Rustic vanity with hand hammered copper sink and custom framed mirror
 - o Sconce lighting
 - o Oversized walk-in shower with flagstone surround/floor and bronze fixtures
 - o Built-in linen closet with hand forged metal doors
 - o Water closet
- + Equipment room attached to pool house
- + Infrared sauna

GUEST HOUSE

- + Approximately 1,200 sq ft
- + Dark gray board and batten exterior
- + Copper gutters and downspouts
- + Exterior pillar sconce lighting
- + Interior tongue-and-groove walls and open beam ceiling
- + Two identical bedroom suites
 - o Dark stained wide plank pine floors
 - o Clerestory windows with automatic shades
 - o Custom draperies
 - o Walk-in closet
 - o Large format Samsung TV
 - o Sliding door access to balcony with area for lounging and dining
- + En-Suite Baths
 - o Double custom vanity constructed in oak with sheen finish, under-mount sinks, Sabia limestone counter, and custom mirrors
 - o Shower with Sabia limestone custom cut tiles
 - o Waterworks Bond nickel fixtures
 - o Obsolete brass modern sconces and recessed lighting
 - o Water closet
 - o Dark stained wide plank pine floors
 - o Brazil Coco Sole shades
- + Central seating area with window bay, screens, and flagstone floor
- + Stacked washer and dryer
- + Kitchen
 - o Glass pocketing door entry
 - o Flagstone floor
 - o Waterworks Clayburn apron farmhouse sink
 - o Waterworks Bond Tandem nickel faucet
 - o Zia unglazed natural tile backsplash
 - o Rollo bronze and satin pendant over sink
 - o Central Obsolete pendant light
 - o Dark stained modern style cabinetry with stainless steel counter
 - o Thermador dishwasher
 - o Bosch stainless steel refrigerator/freezer
 - o Thermador 4-burner gas range with griddle and oven
 - o Thermador stainless steel hood

OUTDOOR LIVING

- + A multitude of outdoor venues for day and evening entertainment
- + Expansive central courtyard with perimeter reflecting pond and seamless access to public rooms
- + Inviting terraces providing diverse views of the property and beyond
- + Flagstone pool house deck for lounging and dining

- + 20' x 40' Infinity edge heated pool with Pebble Tec finish, automatic cover, and stairs that run length of pool for seating toward view
- + In-ground spa with cover
- + Decomposed granite bocce court with party lights and sitting area
- + Mature madrone, oak and fir trees providing privacy, lovely filtered views and shade
- + Natural drought tolerant landscape overflowing with grasses and Mediterranean varietals
- + 220 fruiting Italian varietal (Frantoio Pendolino, Maurino, and Coratina) olive tree grove for olive oil production
- + Extensive outdoor lighting creating a magical evening ambiance

INFRASTRUCTURE

- + Main house HVAC
 - o 9 zone AC and forced air heat, 5 compressor units, propane
 - o Radiant heat: entire first floor, boiler in mechanical room on lower level, zone controlled
- + Guest house HVAC: forced air 3 zones, one unit, propane
- + Water heaters: standard tank, propane
 - o Main house: 1 water heater in garage
 - o Guest house: 1 water heater
 - o Pool house: 1 water heater
- + Water:
 - o Private well tested in August of 2020 at 68 gpm
 - o 3 separate storage tanks: 50,000 gallon raw water, 10,000 gallon raw water, 10,000 gallon filtered water
 - o Reverse osmosis filtration for domestic water supply
- + Electric: PG&E
- + Gas: Propane via Allied Propane
- + Internet: Wireless in every building through Comcast independent fiber optic circuit
- + Phone: AT&T VoIP phone lines
- + TV: DirecTV and Apple TV with streaming services in main, pool and guest houses
- + Security system: First Alarm with internet back-up, includes fire and security
- + Webcams: Next cameras at multiple locations throughout the property
- + Irrigation: Multi-timer controlled
- + Audio:
 - o Main house: Sonos with speakers in all public rooms, primary bedroom suite and office, main level guest suite, TV room, and select outdoor areas
 - o Guest house: kitchen
- + CAT5: whole property
- + Septic:
 - o Separate tanks for guest house and for main house/pool house
 - o One leach field for all tanks is shared with neighboring winery
- + Pool heating: passive solar on roof of pool house plus propane heating to supplement solar

- + Lighting system: Lutron programmable
- + Back-up generator: main house, pool and guest house

CYD GREER

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