



## PROPERTY NOTES

# MODERN FARMHOUSE NAPA VALLEY

1540 West Zinfandel Lane, St. Helena

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

*The compound is brilliantly aligned beginning at the majestic 200-year-old oak tree across a broad front lawn, then through the home's glass and steel walls to an expansive terrace and pool, and along a perfect axis past old Zinfandel vines to the end point, a rustic barn set against the subtle backdrop of the Mayacamas Mountains.*

## OVERVIEW

- + Prime and private valley floor location in coveted West Zinfandel location
- + 17.83 +/- acre parcel
- + Idyllic vineyard and mountain views
- + 13.62 +/- acre Cabernet Sauvignon and heritage Zinfandel vineyard
- + Exceptionally designed residential compound completed in 2017
- + High concept architecture expressing modern country luxury
- + Total living space: 5BR/7.5BA, 7,484 +/- sq ft including barn
  - o Modern farmhouse style main residence: 5,522 +/- sq ft, 5 BR/ 5.5 BA
  - o Modern farmhouse style pool house: 642 +/- sq ft, 1 BA
  - o Rustic barn: 1320 +/- sq ft, 1 BA
- + 2-Car detached garage with finished interior: 831 +/- sq ft
- + Design/build team
  - o Architecture – Jess Field and Stan Field, Field Architecture
  - o Interior Design – Penny Shawback, Shawback Design
  - o Home Builder – Paul Niles, Grassi & Associates, Inc.
  - o Landscape Architecture – Roderick Wyllie, Surfacedesign, Inc.
- + Published in Luxe Interiors + Design, September, 2018
- + 17.5' x 67' in-ground heated pool and full width integral spa
- + Tennis court with viewing decks
- + Expansive outdoor entertaining areas for large scale entertaining
- + Extensive outdoor lighting
- + Exquisitely designed hardscape and natural drought tolerant landscape
- + Electronically controlled gated entrance

- + Olive tree-lined arrival drive
- + Abundant guest parking
- + Carport for owner's parking
- + Security and surveillance systems
- + Proximity: Centrally located just 5 minutes south of downtown St. Helena, 5 minutes from Rutherford, 10 minutes from Yountville and 30 minutes to private airport service

## MAIN RESIDENCE

### Main Residence Overview

- + Room Summary
  - o U-shaped floor plan with central courtyard
  - o Dramatic great room: living with fireplace, dining and chef's kitchen
  - o Fully equipped butler's pantry
  - o Light-filled hallways leading to family and guest wings
  - o Luxurious primary bedroom suite with private terrace
  - o Four additional en-suite bedrooms
  - o Private family/media room with fireplace
  - o Laundry and mud room
  - o Elegant powder room
  - o Spacious covered and heated terrace and front porch
- + Finishes and Fixtures
  - o Cedar exterior with custom multi-layer paint treatment and two layers of water proofing
  - o Board formed concrete elements
  - o Mullioned Jada steel doors and windows
  - o Corrugated metal gabled roofs supported by dark timber and steel trusses
  - o Custom fabricated cabinetry
  - o Polished concrete floors and custom white oak floors with antique gray finish
  - o Hand troweled cementitious plaster walls by TBC plaster artisans (in many rooms) with reveal wall base
  - o Solid core white oak interior doors: wire brushed, custom stained, concealed hinges
  - o Sun Valley Bronze door and cabinet hardware
  - o Brightbound and Lindsay Aldeman custom lighting
  - o Recessed LED lighting with square trim
  - o Automatic shades in most rooms
  - o Tabarka, Walker Zanger and Fireclay tile
  - o Waterworks matte nickel faucets
  - o Honed limestone vanity counters
  - o Toto toilets
  - o Artemide aluminum and glass outdoor wall sconces

## Great Room

- + Large scale open space with open beam cathedral ceiling and multiple areas for lounging, dining and cooking
- + Dramatic entry with northeast facing wall of glass windows and views of a majestic 200-year-old oak tree
- + Southwest facing wall of pocketing glass doors leading to spacious covered terrace with views of the barn and Mayacamas Mountains in the distance
- + Polished concrete floor
- + Directional ceiling lighting
- + Hallway with board formed concrete wainscoting and open steel shelving, leading to the guest wing
- + Spacious seating area centered on a gas fireplace with glass front, stone hearth, and warm gray cementitious plaster wall reaching to the ceiling and skylight
- + Brightbound custom made Helix chandelier above dining area
- + Kitchen
  - o Custom fabricated white oak wire brushed cabinetry
  - o Large island with Concrete Works waterfall counter, double Shaws Original farmhouse porcelain sink with gooseneck faucet, In-SinkErator disposal, instant hot water system, and bar seating for 6 to 8 people
  - o Cooking wall: Wolf 6-burner range with griddle and grill, hidden exhaust hood, honed limestone counter, and Walker Zanger Duquesa Fatima traditional glazed ceramic tile back splash
  - o Smart cabinet storage surrounded by warm gray cementitious plaster wall reaching to the ceiling and skylight
  - o Pull-out trash bins
  - o Miele full size refrigerator with cabinet front
  - o Scotsman ice maker with cabinet front
  - o Miele dishwasher with cabinet front

## Butler's Pantry

- + Handsome deep blue custom upper and lower cabinets with open shelving and under cabinet lighting
- + Shaws Original farmhouse porcelain sink with gooseneck faucet and In-SinkErator disposal
- + Honed limestone counter and butcher block counter with white Fireclay hand glazed tile backsplash in herringbone pattern
- + Miele built-in coffee and espresso maker
- + Miele microwave
- + Miele full size freezer with cabinet front
- + Subzero wine tower
- + Miele dishwasher with cabinet front
- + Pull-out trash bins
- + Eastmoreland schoolhouse style ceiling light

## Family/Media Room

- + Warm gray cementitious feature wall that wraps around from the great room
- + Polished concrete floor
- + White oak plank ceiling
- + Surround sound audio
- + Lindsay Aldeman Branching Bubbles lighting
- + Steel open shelving at entry to room
- + Gas fireplace with glass front and steel mantle
- + Large format TV

## Primary Suite

- + Spacious accommodations with lofty open beam ceiling, vineyard views, private terrace, and pool access
- + Custom stained Oak floor in chevron pattern
- + Custom draperies
- + Sliding wood slatted exterior doors for sun control
- + White built-in dresser storage and seating
- + Walk-in closet with custom built-ins
- + Bath
  - o White double vanity with honed limestone counter, undermount Lacava sinks, Waterworks matte nickel faucets, and Maison opal glass wall sconces
  - o Victoria + Albert free standing soaking tub with Waterworks matte nickel tub filler and Lindsay Aldeman Knotty Bubbles rope and opal glass pendant
  - o Oversized shower with waterproof plaster walls, concrete floor, and Waterworks matte nickel rain shower head and hand shower
  - o Feature walls of Tabarka hand glazed terracotta tile
  - o Warming towel rack
  - o Water closet with natural wood open shelving

## Family Wing Guest Suite 1

- + Pool terrace access via hall
- + Wide plank white oak floor
- + Vineyard views from bedroom and bath
- + Double sliding door closet
- + En-suite bath
  - o White painted vanity with honed limestone waterfall counter, undermount Lacava sink, Waterworks matte nickel faucet, and matte nickel pulls
  - o Concrete floor
  - o Feature wall with Tabarka hand glazed terracotta tile
  - o Schoolhouse Ellerbe sconces
  - o Shower with shampoo nook

## Family Wing Guest Suite 2

- + Pool terrace access via hall
- + Wide plank white oak floor
- + Vineyard views from bedroom and bath
- + Double sliding door closet
- + Open shelving and built-in window seat with storage below
- + En-suite bath
  - White painted vanity with honed limestone waterfall counter, undermount Lacava sink, Waterworks matte nickel faucet, and matte nickel pulls
  - Concrete floor
  - Feature wall with Tabarka hand glazed terracotta tile
  - Schoolhouse Ellerbe sconces
  - Shower over tub

## Guest Wing

- + Hall access to pool house and outdoor shower
- + Beverage service area
  - Wet bar with honed limestone counter and bar sink with gooseneck faucet,
  - Built-in open shelving and cabinetry
  - Subzero beverage refrigerator
- + Laundry closet with Miele washer and dryer, folding area and open shelving
- + Tall linen storage closet
- + Outdoor storage closets for pool accessory storage

## Guest Wing Bedroom 1

- + Double door access to pool terrace
- + Wide plank white oak floor
- + Bath
  - Concrete floor
  - White oak wire brushed vanity with honed limestone counter, undermount Lacava sink, Waterworks matte nickel faucet, and open shelving for towel storage
  - Oversized shower with shampoo nook and Waterworks matte nickel shower fixtures
  - Fireclay hand glazed hexagonal tile feature wall in twilight color
  - Orbit wall sconces and recessed lighting

## Guest Wing Bedroom 2

- + Double door access to pool terrace
- + Wide plank white oak floor
- + Bath
  - Concrete floor
  - White oak wire brushed vanity with honed limestone counter, undermount Lacava sink, Waterworks matte nickel faucet, and open shelving for towel storage

- Oversized shower with shampoo nook and Waterworks matte nickel shower fixtures
- Fireclay hand glazed subway tile in nautical color
- Orbit wall sconces and recessed lighting

#### Powder Room

- + Custom blue hand troweled plaster walls
- + Custom wood floating vanity
- + Lacava vessel sink with wall-mounted faucet
- + Brightbound LH10 hand blown pendant light

#### Mud Room/Laundry Room

- + Airy New England-inspired room with full wall of large-scale windows reaching to the ceiling
- + Board formed concrete wainscoting
- + Rich blue upper and lower cabinet storage with under cabinet lighting
- + Honed limestone counter
- + Shaws Original farmhouse sink with matte nickel gooseneck faucet
- + Tabarka hand glazed terracotta tile backsplash
- + LG front loading washer and dryer
- + Access to covered parking
- + Custom steel lockers in powder coated white with custom leather pulls

## GARAGE

- + Detached with two-car side-by-side parking
- + Electronic door control
- + Fully finished wall interior
- + Full width loft for extra upper storage
- + Extra deep space for additional storage
- + Exterior accessed storage space for tennis equipment

## POOL HOUSE

- + Approximately 642 sq ft
- + Conceptual plans for expansion to add a bedroom suite
- + Central room with space for dining, lounging and gym equipment
- + Painted large plank wood floor throughout
- + Beautiful custom mural by Katherine Jacobus Decorative Arts
- + White horizontal plank wall detail
- + Sliding wood slatted exterior doors for sun control
- + Haiku ceiling fan

- + Storage room
- + Bathroom
  - o Kohler Brockway white cast iron sink
  - o Waterworks fixtures
  - o Oversized walk-in shower with thermostatic Hans Grohe AXOR shower fixtures and concrete floor
  - o Tabarka hand glazed terracotta tile feature wall
  - o Schoolhouse satellite wall sconces
  - o Water closet
  - o Changing locker
- + Outdoor shower: Sonoma Forge rustic nickel fixture

## BARN

- + Accessed through the sculptural head pruned vineyard via a long gravel path with embedded lighting
- + Inspired by the property's original ag barn
- + Approximately 800 sq ft
- + Reclaimed corral board exterior punctuated by ancient olive trees and a single gable barn light
- + Enclosed shed roof parking for cars or tractors
- + Cobblestone entry through massive 18' glass doors with screen panels
- + Custom stained cedar interior walls and polished concrete floors
- + Custom timber structural framing by Spearhead of Canada
- + Brightbound custom handblown glass and metal chandelier acts as a large-scale lantern for the space
- + Large bar area with custom oak cabinetry, oversized ALLIA undermount porcelain sink, industrial style faucet, Fisher & Paykel dishwasher, beverage refrigerator, wine refrigerator and ice maker
- + Abundant storage in multiple rooms
- + Loft space for flex living
- + Outdoor fire pit with automatic control from the barn's interior
- + Full bath
  - o Custom oak vanity with honed limestone counter, hammered metal sink, industrial style faucet and open shelving for towel storage
  - o Glass pendant lighting
  - o Warm gray cementitious walls
  - o Shower with Fireclay hand glazed hexagonal tile and industrial style shower fixture with rain head

## OUTDOOR LIVING

- + A multitude of outdoor venues for day and evening entertainment

- + Gravel and limestone paver pathway from guest parking leading to a full-width front porch with heat lamps and custom swing
- + Spacious front lawn with wooden stage/event tent platform
- + Expansive covered limestone dining terrace with heat lamps and lounging area with large screen TV
- + 17.5' x 67' in-ground heated pool and full width integral spa with bench seating and automatic cover
- + Spacious limestone and custom finished teak pool decks
- + Outdoor barbecue with bar seating for five, concrete countertop, stainless steel sink, Subzero beverage refrigerator, and Wolf barbecue
- + Tennis court (resurfaced about 2 years ago) lined for pickle ball and with two teak viewing decks
- + Southeast dining terrace accessed from family wing hallway
- + Professionally designed hardscape and lush drought tolerant landscape
- + Raised vegetable garden
- + Expansive area near tennis court for tent camping
- + Extensive outdoor lighting creating a magical evening ambiance
- + Firepit at barn with automatic control

## VINEYARD

- + Total acreage: 13.62 +/- acres
  - o Cabernet Sauvignon: 8.32 +/- acres, planted from 2000 to 2024
  - o Zinfandel, 5.3 +/- acres, heritage head-pruned vines planted in 1935 and 1979
- + St. Helena AVA
- + Farmed by Wight Vineyard Management
- + Harvest Data
  - o 2020: CS 8.59 tons, Zin 2.73 tons
  - o 2021: CS 5.07 tons, Zin 6.90 tons
  - o 2022: CS 7.98 tons, Zin 4.13 tons
  - o 2023: CS 22.11 tons, Zin 7.03 tons
  - o 2024: CS 12.11 tons, Zin 3.68 tons
- + Cabernet Sauvignon under 2-year evergreen contract with Caymus

## INFRASTRUCTURE

- + Utility building for main power, irrigation control, outdoor lighting, water pumps, etc.
- + Main house HVAC
  - o AC and forced air heat via heat pumps
  - o Radiant heated floors in all room with multi-zone control
- + Barn and pool house HVAC: AC and forced air heat via heat pumps
- + Water heaters: a combination of tank and on-demand systems

- + Water:
  - 2 Private wells tested in March of 2025 at 16.5 gpm and 8.2 gpm
  - 3 separate storage tanks: 10,000 gallon domestic tank, two 10,000 gallon landscape and vineyard irrigation tanks
  - Reverse osmosis and UV filtration for domestic water supply
- + Septic:
  - Engineered system serving main house, pool house and barn
  - One leach field
- + Fire Sprinklers: throughout the residential interiors
- + Electric: PG&E with Taylor Power Systems generator serving the entire property
- + Gas: Natural gas
- + Lighting and shades: Lutron programmable system
- + Internet: Xfinity
- + Phone: Xfinity
- + TV: Xfinity
- + Security system
- + Surveillance: Cameras at multiple locations throughout the property
- + Irrigation: Multi-timer controlled
- + Audio: Sonos with speakers indoors and out. 8 invisible speakers hidden under great room plaster. Outdoor speakers at pool deck, back terrace, and front porch.

## CYD GREER

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