



PROPERTY NOTES

VIÑA ESPERANZA NAPA VALLEY

3196 Bennett Lane, Calistoga

www.ViñaEsperanzaNapaValley.com

OVERVIEW

- + Exceptional private luxury compound located at the foot of Mt. St. Helena
- + 5.72 +/- acre parcel with spectacular 360-degree framed mountain and valley views
- + Designed for large scale entertaining and private guest accommodations
- + Hosted the 2024 Harvest STOMP 500-guest fund raiser benefiting the Napa Valley Grape Growers
- + New construction completed in 2008
- + Current owner purchased in 2011 and completed an extensive high-end remodel
- + Total living space: 5+ Bedrooms/5.5 Baths, 7,025 +/- sq ft
- + Main Residence
 - o Luxury pavilion: 2BR/2.5BA, 4761 +/- sq ft
 - o Bedroom studio 1: 1BR/1BA, 625 +/- sq ft connected to pavilion via covered walkway
 - o Bedroom studio 2: 1BR/1BA, 625 +/- sq ft connected to pavilion via covered walkway
- + Guest Cottage, 1+BR/1BA, 1014 +/- sq ft
- + 6-Car 2,000 +/- sq ft garage designed for high-end car collection with heating, air conditioning, and audio
- + Two 100 +/- sq ft storage pods
- + Resort-like pool area with inviting 14.5' x 90' in-ground pool and lounge patio
- + Expansive wrap-around entertaining terraces
- + Central lawn with water/fire feature
- + Bocce court with decomposed granite surface
- + Gated entry with manicured approach, leading to a spacious motor court
- + Young 2.7 +/- acre Sauvignon Blanc vineyard
- + Adjacent 22-acre Calistoga Artisan Village (CAV) and Sauvignon Blanc vineyard with vested winery permit is available for purchase separately
- + 6' deer fencing and gates around perimeter of property
- + New driveway refinished 2024 double seal chip paving over existing asphalt paving

FEATURES THROUGHOUT

- + Pyramid design dwellings with dramatic free span vaulted ceilings and engineered steel skeletons
- + Architectural concrete flooring with hydronic floor heating
- + Eldorado architectural stone veneer and stucco exterior
- + Standing seam metal roofs
- + Argon filled Andersen doors and windows equipped with screens
- + Extensive outdoor lighting
- + Motion sensor security lights on main structure and passageways to bedroom studios
- + Architectural concrete interior flooring
- + Covered terraces with French door access
- + Custom and built-in cabinetry
- + Custom lighting
- + Lutron programmable controls in the luxury pavilion
- + Black out or dual shades on all windows
- + Custom draperies
- + 2 x 6" Side wall construction
- + 5/8" Sheetrock and selective use of Quiet Rock to reduce sound transmission
- + All structures meet and exceed Title 1 insulation requirements

LUXURY PAVILION

Entertainment Room

- + Central room with kitchen, 360-degree wrap-around bar with 20 custom barstools, and multiple areas for seating
- + 30' Vaulted ceiling
- + Recessed and pendant lighting
- + Dramatic central custom Ochre Arctic Pear Round 59" glass globe chandelier
- + Two Ochre custom 26" round chainmail chandeliers above the formal dining area
- + Custom made dark vertical grain quarter wenge cabinets with hand applied clear dead flat finish and powder coated kick plates
- + 2 walls custom lath, scratch, brown and rusticate by Klein Plastering
- + 8' exterior French doors with 4-panel glass, transoms and vertical side lights
- + Multiple floor outlets
- + Multiple dormers with remote control to open/close and skylights providing abundant natural light
- + Wood burning fireplace with massive modern floor-to ceiling custom plaster surround
- + 2-way gas fireplace with custom plaster surround and indoor/outdoor viewing
- + Wet bar with 2 stainless steel freezer drawers, ice maker, and bar sink with satin nickel gooseneck faucet
- + Built-in buffet with counter lighting
- + Sony 100' TV
- + Central kitchen/bar amenities
 - o Honed black granite counter tops with under counter lighting
 - o 6-Burner KitchenAid gas cooktop
 - o 2 KitchenAid built-in ovens
 - o KitchenAid built-in microwave
 - o 4 KitchenAid stainless steel refrigerator drawers
 - o KitchenAid built-in dishwasher
 - o KitchenAid built-in icemaker

- + Double and single undermount stainless steel sinks with Grohe retractable faucet, 2 soap dispensers (hand and dish soap) and disposals
- + Pull-out trash bins
- + AV room with separate air conditioning unit

Wine Room

- + Fabulous high-end modern design with custom lighting and racking
- + Glass door entrance for viewing from the main entertainment room
- + White chiseled ledger stone wall detail
- + 836+ bottle capacity
- + Insulated and temperature controlled
- + Commercial grade cooling unit for temperature control

South Bedroom Suite

- + Seamless access from the central entertainment room
- + Wall-to-wall carpet
- + Central pendant light
- + Lovely vineyard views
- + En suite half bath
 - o Grass cloth wallpaper
 - o Floating single vanity with Dornbracht fixtures and integral light mirror

North Bedroom

- + Seamless access from the central entertainment room
- + Wall-to-wall carpet
- + Wall-mounted TV
- + En suite full bath
 - o Direct access to terrace and pool patio
 - o Large scale porcelain tile walls and floor
 - o Floating single vanity with Hansgrohe Axor fixture and integral light mirror
 - o Shower with textured brick mosaic tile walls, both rain head and wand fixtures

Luxury Full Bath

- + Spa-like full bath with access both to the terrace/pool patio and to the entertainment room
- + Gorgeous ledge stone porcelain mosaic tile walls
- + Large scale porcelain tile floors and wall detail
- + Floating single vanity with Dornbracht fixture and integral light mirror
- + Soaking tub with view window
- + Spacious shower with large scale porcelain tile surround, lighted shampoo nook, giant rain shower head and wand

Laundry Room

- + LG front loading washer and dryer
- + Folding counter and upper cabinetry storage
- + Undermount stainless steel sink with single faucet

BEDROOM STUDIOS

- + Connected to the Luxury Pavilion via covered walkway
- + Vaulted ceiling with central pendant lighting
- + Wall-to-wall carpeting
- + Gas fireplace with large format porcelain tile surround
- + 8' French doors providing dramatic views
- + Access to central lawn and water/fire feature
- + Walk-in closet with built-ins
- + Bath
 - o Double vanity with two undermount rectangular sinks and limestone counter tops
 - o Tub/shower with travertine surround
 - o Oil rubbed bronze fixtures

GUEST COTTAGE

- + Living room/dining room/wet bar
 - o Concrete flooring
 - o Central pendant light
 - o Gas fireplace
 - o Custom built-in cabinets and bookshelves
 - o Flat panel Sharp TV
 - o Elkay stainless steel sink with disposal and Moen faucet
 - o GE under-counter refrigerator
- + Bedroom with wall-to-wall carpeting and pool views
 - o Concrete flooring
 - o Shower with floor-to-ceiling stone tile, bench and inset shelves
 - o Double vanity stone tile counter and undermount sinks
 - o Two mirrors with integral lighting
- + Additional sleeping area with wall-to-wall carpeting
- + Laundry room/closet with stacked Frigidaire front loading washer/dryer

OUTDOOR LIVING

- + In-ground 14.5' X 90' heated pool with full width spa, lighting, and automatic safety cover
- + Expansive pool lounge patio
- + Full wrap-around terrace at the luxury pavilion
- + Outdoor kitchen
 - o Perlick refrigerator drawers
 - o 2-burner Lynx gas cooktop
 - o Lynx barbecue
 - o Long prep counter with bar seating (4 counter stools)
- + Curated landscape design with drought tolerant plantings
- + Abundant fruit varieties: cherry, pomegranate, Meyer lemon, fig, peach, plum, apple, clementine, orange, olive
- + Two oversized raised vegetable beds
- + Custom remote controlled solar shades (5 on west side of luxury pavilion terrace) by Harley Window Coverings installed August 2025
- + Misting system (poolside terrace)

VINEYARD

- + 2.7 +/- net vine acres
- + Sauvignon Blanc
- + Planted in 2025
- + Contract with John Truchard for farming and grape purchase

INFRASTRUCTURE

- + Water
 - o Calistoga City water for domestic use
 - o Water rights to 2 acre-ft from pond on adjacent CAV parcel for irrigation
- + Electric: PG&E, underground 600 Amp electric service
- + Propane: 1000-gallon underground propane tank
- + Hot water: on demand, propane heated (3 units: main structure, 2-bedroom suites, guest cottage)
- + HVAC
 - o Forced air central heat and air conditioning: electric high efficiency heat pumps (five units and five zones: garage, luxury pavilion (2), 2-bedroom studios, guest cottage)
 - o Warm floors in luxury pavilion and guest studios
- + Automatic entry gate with phone control
- + Bay Alarm security system throughout with door and motion detectors; 5 buildings individually alarmed
- + Hard wired smoke detectors and fire monitoring through Bay Alarm
- + Propane fired Leete generator supports the full 28 acres on this property and the adjacent CAV parcel
- + TV: DirecTV
- + Internet: Verizon
- + Audio: SONOS system throughout (theater area, dining area, bedrooms, bathrooms, guest houses, garage, luxury pavilion terrace)
- + Irrigation: Automatic irrigation with water accessed from the pond

Cyd Greer

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