



2186 Vallejo Street
Property Notes
www.NapaValleyLuxuryRetreat.com

General

- Current owner built the property, completed January 2011
- 2016 Beautiful contemporary redesign
- 1.1 +/- acre parcel
- 4,697 +/- sq. ft. 2BR/2.5BA main house
- 817 +/- sq. ft. 2BR/2BA guest house
- In-ground heated salt water pool
- Bocce court
- Beautiful manicured gardens
- Solar panels for energy savings

Main House Exterior

- Italian roof tiles
- Integral color stucco
- Imported limestone architectural details
- Sand stone paver front and back terraces
- Iron forged custom made double door entry with pebbled glass and venting panels
- Hans Duus bronze sconces
- Sierra Pacific windows and doors

Main House Interior Overview

- 12 to 14 foot ceilings
- Custom stained solid core three panel maple doors
- 10 inch baseboards
- Crown molding throughout, custom cut in many rooms
- Wide plank oak hardwood floors in most rooms
- Recessed halogen lighting
- Hydronic heated floors in most rooms and radiant heat floors in master bathrooms
- Abundant storage
- Elevator shaft and elevator mechanical box to drop in mechanical, built into the floor plan (currently closets)
- Formal living room
- Formal dining room/library
- Open family room and kitchen
- Two master bedroom suites
- Two offices
- Laundry room/half bath

- 3 Car garage
- Easy indoor/outdoor flow

Entryway

- Italian honed limestone tile floor
- Arched double door entry
- Double coat closets, one with deep shelves for patio cushions
- Music control closet
- Imported Italian sconces
- Custom-built staircase and wrought iron banister by Tony Negro
- Hans Duus custom bronze and seeded glass chandelier in staircase
- Storage closet/future elevator shaft

Den

- Coffered ceiling
- George Kovacs chandelier
- French doors leading to front terrace
- Gas burning fireplace with glass front and imported limestone surround and hearth
- Plasma TV
- Audio surround sound
- Two automatic shades

Dining Room/Library

- Coffered ceiling
- Custom built-in open shelving on three walls
- French doors leading to front terrace
- Polished nickel Restoration Hardware sconces
- Restoration Hardware carved wood chandelier
- Audio speakers

Living Room

- Open to kitchen
- Hans Duus custom bronze chandelier
- Wood burning fireplace with limestone surround, mantle, and hearth
- Two sets of French doors with automatic shades lead to back terrace
- Audio speakers

Powder Room and Hall

- Custom vanity with Gump's Italian made cabinet with limestone counter
- Kallista undermount sink and polished nickel fixtures
- Basket weave marble and Jerusalem gold floor
- Murano sconces
- Two hall double storage closets

First Floor Master Suite

- Dramatic tray ceiling
- Brushed metal ceiling fan
- Automatic blackout shades

- Wall-mounted bed sconces
- Walk-in closet
- Linen closet
- Master Bath
 - Honed imported limestone floors
 - Programmable radiant heat floors
 - Programmable heated towel bar
 - Vanity with custom Christopher Peacock cabinetry, undermount sinks, brushed nickel hardware, and green onyx counter
 - Imported Italian sconces
 - Jetted undermount porcelain tub with brushed nickel hardware and green onyx surround
 - Oversized shower with Italian limestone tile surround, green onyx bench, shampoo nook, and brushed nickel fixtures with rain head
 - Water closet
 - Two natural woven window shades

Office #1

- French doors leading to back terrace
- Tray ceiling
- Remote controlled ceiling fan
- Audio speakers

Kitchen/Family Room

- White Christopher Peacock custom cabinetry with bronze pulls
 - Spice cabinet
 - Pull outs with custom inserts for plates etc.
 - Pull out cabinet for trash and recycling
 - Custom dividers for knives and utensils
- PentalQuartz Countertops
- Two oversized islands, one with counter dining
- Coffered ceiling
- Imported copper pendant lights
- Sub-Zero oversized refrigerator and four separate freezer drawers
- Miele warming drawer
- Two built-in Miele convection wall ovens
- Two banks of French doors with automatic shades leading to rear terrace, one set has dual venting panels
- Bar sink with brushed chrome fixtures
- Built-in speakers
- Wolf 6 burner range with griddle, subway tile backsplash and Viking hood with variable speed fan and heat lamps
- Pot filler
- Fisher & Paykel two drawer dishwasher
- Franke rectangular stainless steel sink with brushed chrome Rohl faucet
- Pull out pantry
- Microwave nook with GE Monogram microwave
- Sweep into vac outlet at the bottom of stove cabinet
- Casual dining area with bronze Restoration Hardware chandelier

Butler's Pantry

- White Christopher Peacock cabinetry
- PentalQuartz countertop and backsplash
- Scotsman ice maker
- Bosch dishwasher
- Undermount stainless steel sink with instant hot water and brushed nickel fixtures
- Hanging linen storage closet
- Lockable cabinets for silver
- Area for bar service with glassware storage

Wine Cellar

- 800 bottle capacity
- Honed Italian limestone floors
- Built-in wine racks
- Temperature controlled
- Campari light fixture

Office #2

- Built in desk with honed granite counter and many file cabinet drawers
- Italian limestone floors
- French doors with window side panels leading to back terrace
- Ceiling fan
- Tray ceiling

Laundry Room

- Italian limestone floors
- Whirlpool duet washer and dryer
- Electric dryer hook-up
- Storage cabinets with pull-outs for rags
- Stainless steel sink
- Honed granite counter
- Toilet

Upstairs Hall

- Closet/future elevator shaft

Upstairs Master Suite

- Double door entry
- Two sets of French doors leading to a Juliette balcony and vineyard views
- Blackout shades
- Large-scale crown molding integrated into window cornices
- Built-in dresser
- His and hers walk-in closets
- Evening gown closet
- Heat pump in attic to remove extra second floor heat
- Separate heating and A/C zone on this floor
- Bath
 - Honed limestone flooring

- Programmable radiant heat flooring
- Programmable heated towel bar
- Double Christopher Peacock vanity with aqua onyx counter, undermount sinks and brushed nickel fixtures
- Sconce lighting
- Built-in medicine cabinet with mullioned mirrored front
- Restoration Hardware sconces
- Built-in speakers
- Shower with honed limestone surround, brushed nickel fixtures, rain shower head, shampoo nook, and aqua granite slab bench seating
- Audio speakers

Guest House

- Recessed lighting
- Imported honed limestone floors
- Central Sitting Room
 - GE Monogram miniature refrigerator, dishwasher and microwave
 - Built-in cabinets
 - Honed granite counters
 - Stainless steel sink
 - TV hookup
- Two bedroom suites with identical floor plans
 - French doors with side panels
- Baths
 - Restoration Hardware lights and fixtures
 - White tile flooring
 - Custom single vanity with undermount sink and honed limestone counters
 - Medicine cabinet with mirror
 - Shower over tub with white subway tile surround

Outdoor Living

- Back terrace with covered seating, two chandeliers, recessed lighting, and wood burning fireplace
- Audio speakers over dining and living patio areas
- Bocce court
- Pool
 - 16' x 50'
 - Salt water
 - Shallow end
 - Integral spa
 - Heated
 - Automatic cover
- Penny Magrane , Magrane Associates, Landscape Design
- \$1M investment in landscape, pool, lighting, stone, etc
- Mature trees craned into the property
- Spacious formal front courtyard with rose garden and fountain
- 15, 50-60 year-old Sevillano olive trees (Spanish olives). 8 gallons of olive oil produced from 11 trees in 2014 and 6 gallons of olive oil produced from 15 trees in 2015
- Planted septic mound

- Motion activated outdoor lighting

Garage

- Three car side-by-side
- Automatic door openers
- Built-in cabinet storage
- Gated entry into secure outdoor parking area
- Stone surface entry
- Automatic carriage lights over garage

Infrastructure

- Built-in central vacuum system
- Lutron programmable lighting system
- Crestron smart home system controlling music (iPod, cable, AM/FM radio, CD) lighting and guesthouse shades. Also has weather channel.
- 3 zone A/C, forced air heating, and hydronic heating in main house
- Gas: Natural gas
- Water: St. Helena City for house and private well for garden
- Septic: Engineered
- Electric: PG&E and solar
- Security and fire system
- TV: Comcast HD connections in kitchen, living room and upstairs master bedroom
- Internet: Comcast cable modem with both wireless and wired outlets throughout
- Programmable house lighting for vacation time. Vacation lights sequencing to most current usage of house
- Automatic lights come on at dusk and off at sunrise, located at three gates

Personal Property Included in Sale

- Draperies in guest house
- Plasma TV in living room, kitchen, and upstairs master suite
- Washer and dryer
- Microwaves in main house and guest house
- Teak dining set on back terrace with custom cushions
- Teak sofas (2), chair and coffee table on back terrace with custom cushions
- All outdoor potted plants



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