



**369 Kortum Canyon Road**  
**Property Notes**  
**[www.ShangriLaNapaValley.com](http://www.ShangriLaNapaValley.com)**

General

- Residence built in 1989
- Seller purchased property in 1996
- Lot size: 42.43 +/- acres
- Main residence: 7000 +/- sq ft
- 3 Bedrooms, 4 Full Baths, 2 Half Baths
- Living room
- Dining room
- Open kitchen/family room
- Office/Den
- Master suite with work-out room
- Entertaining room
- Wine cellar
- In ground pool and spa with waterfall feature
- Expansive terraces
- Beautiful landscaping
- Panoramic view of Diamond Mountain vineyards, Mount St. Helena, and Napa Valley
- Areas for second building site and vineyard planting
- Private road access with security gate

Features Throughout

- Custom finished Saltillo tile
- White oak cabinetry
- Hand rubbed plaster
- Tongue and groove, beamed ceilings in many rooms
- Low voltage recessed lighting with programmable feature

Kitchen

- Saltillo tile counters
- Custom white oak cabinetry

- Under-cabinet lighting
- Appliance garage
- Island with breakfast bar seating for 5 to 6
- Stainless steel bar sink with instant hot water on island
- Jenn-Air double convection oven
- Jenn-Air 6 burner electric cooktop with downdraft venting
- Subzero cabinet front refrigerator and freezer
- Stainless steel double sink with extendable faucet
- Bosch dishwasher, black
- Broan trash compactor, black

#### Family Room

- Open to kitchen
- Floor to ceiling green house windows
- Built-in desk
- Built-in media center cabinets
- Breakfast dining area

#### Wet Bar and Butler's Pantry

- Subzero bar frig
- Hand hammered bar sink
- Gooseneck bar faucet
- Upper cabinets
- Powder room bath located adjacent to this area

#### Laundry room

- Porcelain utility sink
- Stainless steel faucet
- Upper and lower cabinets
- Saltillo tile counter
- Whirlpool duet steam dryer
- Kenmore Elite HE3 washer
- Utility closet with shelves

#### Living Room

- Multiple seating areas and area for casual dining
- Wood burning fireplace with concrete hearth and plaster surround
- Wall to wall carpet
- Four sets of French doors with access to expansive view terrace
- Picture windows with transoms
- Art nooks

### Dining Room

- Open to living room and butler's pantry
- Views of atrium garden and fountain

### Den/Office

- Located on main level
- Wood burning fireplace with plaster surround
- Extensive floor-to-ceiling bookshelves
- Built-in desk and file drawers
- Wall of windows with views of pool area and mountains
- Private computer room and half bath located adjacent to den/office

### Main Level Guest Bedroom

- Private patio access
- Built-in desk
- Walk-in closet
- En-suite bath

### Master Suite

- Located on upper level
- French doors leading to private view terrace
- Tongue and groove cathedral ceiling
- Wood burning fireplace
- Wall to wall carpet
- Room-size walk-in closet with built-ins
- Wet bar with Subzero mini frig
- Exercise room
- Bathroom
- Double vanity with undermount sinks and French limestone counters
- Jetted tub
- Oversized shower
- Water closet

### Entertainment Room

- Located on lower level
- Built-in media center
- Bar with tile counter, Subzero mini frig, and hand hammered sink
- Tongue and groove wood ceiling
- Recessed lighting
- Access to pool

#### Wine Cellar

- Located adjacent to entertainment room
- 10,000 bottle capacity
- Custom crafted racking
- Climate controlled

#### Lower Level Guest Bedroom

- Plank crown molding
- Built-in desk
- Outdoor access

#### Lower Level Guest Bath #1

- Single vanity with flush mount sink and brushed chrome faucet
- Shower over tub with tile surround with brushed chrome fixtures
- Three-door clothes closet
- Linen cabinet

#### Lower Level Guest Bath #2

- Single vanity with hand hammered sink and brushed chrome fixtures
- Shower with tile surround and brushed chrome fixtures
- Open linen shelving and cabinet

#### Swimming Pool

- In ground pool and spa
- Propane heated
- Waterfall feature
- Saltillo tile pool decking

#### Garage and Parking

- Three car garage
- Automatic doors
- Spacious storage rooms and infrastructure room accessed through the garage
- Abundant parking in main motor court and secondary parking area

#### Infrastructure

- HVAC: 3 zone forced air heating and air conditioning
- Water heater: 3 units and zones
- Water: 2 wells
- Electric: PG&E
- Gas: Propane

- TV: DirecTV
- Audio: Music system in all rooms and outside areas
- Alarm system: Fire and security service
- Central vacuum system
- Wired for electric generator
- Designed for elevator from ground floor to first and second levels

Personal property included in the sale (must be specified in the purchase agreement)

- Whirlpool duet steam dryer
- Kenmore Elite HE3 washer
- Pot rack in kitchen
- Fountains and outdoor potted plants



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