



GLOBAL LUXURY™

2950 Foothill Boulevard
www.CalistogaCountryRetreat.com
Property Notes

Overview

- House built in 2001
- 1.01 +/- acre lot
- 2,936 +/- sq. ft. two story residence
- 3 bedrooms/2 baths
- 428 sq. ft. guest house
- In-ground heated pool
- Spacious outdoor entertaining areas
- Gated entrance to motor court and 2-car detached garage
- Metal roofs on main house, guest house and garage
- 1/3 +/- acre Cabernet Sauvignon vineyard (income producing)
 - Year-to-year buying arrangement, contract possible
 - 2016 harvest produced 1.848 tons

Great Room (Open Living Room, Dining Area, and Kitchen)

- Slate tile floor
- Recessed lighting
- Crown molding
- Built-in speakers
- Central ceiling fan
- Built-in cabinetry for bookcases and media storage
- Wood burning fireplace with stone hearth and wood mantel
- Kitchen and Dining Area
 - Recessed lighting and bronze five light chandelier
 - Crown molding
 - Built-in speakers
 - Large windows providing natural light
 - White cabinetry with French limestone countertop and backsplash
 - Undermount stainless steel sink with Kitchen-Aid garbage disposal and chrome fixtures
 - Bosch stainless steel dishwasher
 - Viking Professional six burner range with Broan stainless steel hood
 - Stainless steel side-by-side Sub-Zero refrigerator and freezer
 - Vinotemp wine cooler
 - Walk-in pantry
 - Doors leading to wrap-around porch

Master Suite

- Wall-to-wall carpet
- Recessed halogen lighting
- Built-in speakers
- Vaulted beamed ceiling
- Large windows providing natural light
- Walk-in closet
- Built-in wall drawers
- Gas fireplace
- Bathroom
 - Oversized tile floor
 - Built-in speakers
 - Stall shower with stone tile surround, chrome fixtures and water wand
 - Large Kohler soaking tub with stone tile surround, chrome fixtures and water wand, and sconce lighting above
 - Large window providing natural light
 - Built-in toiletry and linen cabinets
 - Dual vanities with white cabinetry, stone countertops, Kohler sinks with chrome fixtures and sconce lighting above
 - Water closet with a Bemis toilet and sconce lighting

Guest Bedroom #1

- Double door entry
- Recessed lighting
- Wall-to-wall Seagrass flooring
- Built-in speakers
- Crown molding
- Closet
- Large windows providing natural light
- Presently used as home office

Guest Bedroom #2

- Recessed lighting
- Wall-to-wall Seagrass flooring
- Built-in speakers
- Crown molding
- Closet

Full Bathroom

- Slate tile floor
- Recessed lighting
- Sconce lighting above sink
- Oval pivoting mirror
- Single pedestal Kohler sink with chrome fixtures
- Crown molding
- Bemis toilet
- Shower over tub with chrome fixtures, oversized stone tile surround, shampoo nooks
- Toiletry and linen cabinet

Laundry Room

- Slate tile Floor
- Recessed lighting
- Crown molding
- Kenmore washer and dryer
- Kohler sink with white porcelain tile countertop and white cabinetry
- Door leading to wrap-around porch

Guest House

- Bedroom
 - Recessed lighting
 - Saltillo tile floor
 - Crown molding
 - Sconce lighting
 - Two closets
 - Large windows providing natural light
- Bathroom
 - Saltillo tile floor
 - Recessed lighting
 - Single pedestal sink with chrome fixtures, sconce lighting above and oval pivoting mirror
 - Shower over tub with chrome fixtures and white tile surround
- Kitchen
 - Recessed lighting
 - Saltillo tile floor
 - Butcher block countertop and white cabinetry with white tile backsplash
 - Frigidaire dishwasher
 - Kohler sink with Insinkerator garbage disposal
 - Sub-Zero mini fridge
- Wine Cellar and Storage 700+ bottles
 - Saltillo tile floor
 - Recessed lighting

Garage and Parking

- Detached, two car side-by-side
- Automatic door opener
- Extra deep for storage
- Built-in cabinets and workshop counter
- Spacious motor court with gravel surface
- Handsome wooden entry gate

Landscape and Hardscape

- Wrap-around porch
- In-ground heated pool with integral spa
- Poolside lounge area
- Bocce court
- Outdoor kitchen and bar
 - Viking Professional stainless steel BBQ and 2 burner cooktop

- Marvel ice maker, new stainless fridge, and Jenn-Air stainless steel sink with chrome fixtures
- Established landscaping including roses, olive trees, citrus, area for vegetable garden
- Stone walls
- Hand-laid raised bed herb garden
- Expansive outdoor patio with multiple entertaining areas
- Multi-zone night lighting throughout property
- Automatic irrigation
- Perimeter fenced
- Landscape maintenance and vineyard management available

Infrastructure

- HVAC: main house: gas forced air heat and A/C, 2 units
guest house: wall mounted heat pump for heat and A/C
- Gas: PG&E
- Electric: PG&E
- Water: Calistoga City Water
- Sewer: standard septic
- TV: Comcast
- Internet: Comcast
- Audio: built-in speakers in most interior rooms and 2 speakers by pool

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