



COLDWELL BANKER BROKERS OF THE VALLEY

**1080 Greenfield Road**  
**Property Notes**  
**[www.BlueTailHouse.com](http://www.BlueTailHouse.com)**

**General**

- Home was built in 2003
- Current owner purchased property in 2012
- .40 +/- acre parcel
- 1,722 sq. ft. residence
- 2 BD/ 2 BA
- Workshop/Art Studio
- South-facing views with passive solar design supporting energy efficiency

**Exterior**

- Galvanized steel roof
- Stabilized earth and redwood siding

**Features Throughout**

- Reclaimed wood and building materials
- First level floors: paver tiles made from locally quarried soil
- Ceiling beams: reclaimed fence posts from Napa's historical Hatt Building
- Windows: handmade by Gibson Woodwork
- Walls: earth-pigmented
- Cast-earth window sills

**Kitchen**

- Maple butcher block partial counter
- Concrete countertop
- Wolf 6-burner commercial gas range and oven
- Viking hood
- Pantry closet
- Exposed beams
- Galvanized industrial-agrarian style lighting
- Kenmore refrigerator
- Stainless steel sink with brushed chrome fixtures
- Built-in speakers
- Low-set exposed display shelving
- Stained wood cabinetry
- Large paned window over sink for natural light

#### Dining Area

- Open to kitchen
- Pendant light fixture
- Garden and meadow views

#### Great Room

- Two sets of French doors leading in from outside deck
- Wood Stove
- Ceiling fan
- Galvanized industrial-agrarian style lighting
- Bench seats with storage below
- Exposed beams

#### Bathroom

- Single vanity with concrete counter and storage beneath
- Stainless steel sink with brushed nickel fixtures
- Handmade Mexican tile
- Toto toilet
- Towel racks
- Stall shower with tile surround, seamless glass front, brushed chrome shower head and fixtures (Kohler)

#### Den

- 2 large paned windows
- Built-in bookshelves and cabinetry
- Storage closet
- Recessed lighting

#### Stairway to Second Floor

- Painted wood stairs
- Recessed lighting
- Square paned windows above

#### Master Suite

- Bedroom
  - Tongue-and-groove and beam ceiling
  - Ceiling fan
  - Large paned windows for natural light
  - Oak style plank flooring
  - Galvanized industrial-agrarian style lighting
- Bath
  - Antique free-standing tub on pedestal platform
  - Hans Grohe fixtures at vanity
  - Single vanity with stainless steel undermount sink and concrete countertop
  - Porcelain lights reclaimed from gas station
  - Separate toilet and shower area

- Toto toilet with bidet wand
  - Storage above toilet
  - Stall shower with seamless glass front, tile surround, brushed nickel Kohler fixtures, and ceiling vent above
- Laundry Closet: Kenmore washer and gas dryer

#### Guest Bedroom

- Wood fir floors
- American Clay walls
- Recessed lighting
- Vertical grain fir tongue-and-groove ceiling
- Large paned windows for natural light

#### Outdoor Living

- Blue stone rock paths
- Auto drip-irrigation
- Native California plants
- Lemon, lime, pomegranate, apple, fig, asian pear, and olive trees
- Table grapes
- Raised planting beds
- Rustic wood beam deck
- Gravel and mulch garden
- Canadian cedar propane hot tub, raised above ground (low energy use)
- Low voltage garden lighting

#### Studio/Workshop

- Board and batten exterior
- Barn style door with glass window
- Commercial-style lighting
- Concrete flooring
- Built-in work table and cabinet
- Second floor loft accessed by ladder

#### Storage Shed

- Earth exterior
- Covered and lighted firewood storage

#### Infrastructure

- Engineered mound septic system
- Water well with 3,000 gallon water holding tank, new booster pump, and pressure tank.
- New water filtration and softening system plus UV sterilization.
- Electricity: passive solar; no PG&E
  - New inverter in the battery shed
  - New batteries added
  - New generator
  - Solar panels added on top of Studio/Workshop

- New solar panels on main house
- Heat: woodstove and electric wall heaters (2 downstairs and 1 in each bedroom)
- Gas: Propane
- Internet: high speed satellite
- TV: DirecTV satellite

Personal Property Included In Sale

- Washer and dryer

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