



COLDWELL BANKER BROKERS OF THE VALLEY

1425 Las Posadas Road

Property Notes

www.MagnificentNapaValley.com

Background

- Seller built home in 1993
- Architect: Gary Hansen (deceased)
- Builder: Main house Praxis Construction
- Guest House / Office built in 2006. Builder Bakker Construction.

General

- Located within historic Rancho La Jota: 12 residences and La Jota and Bancroft Vineyards.
- Property: approximately 5.69 +/- acres.
- Elevation: approximately 1750'
- Main house: 3,360 +/- sq ft conditioned space, 2BR/2FBA/3HBA
- Additional main house areas:
 - 104 +/- sq. ft. 1500 bottle conditioned wine cellar
 - 134 +/- sq. ft. pool room/bar/half bath
 - 205 +/- sq ft exercise room
 - 198 +/- sq. ft. storage/mechanical
- Large 2 car garage
- Guest House: 685 +/- sq ft, 1BR/1BA, currently used as offices
- Panoramic mountain and Napa Valley views, St. Helena to Mt. Diablo
- Gated entry to Rancho La Jota and gated entry to property
- Borders Beringer Bancroft Vineyard
- Zoning: Ag Watershed

Main House Overview

- Wood frame construction with 6" – 24" thick wood frame walls
- Stucco exterior with Fomecore and additional BTS layer
- Redland handmade clay tile roof
- Custom copper gutters/downspouts
- Custom copper barrel chimney caps
- Integral color concrete slab floors with hard trowel finish and sealant
- Interior walls/ceilings hand finished integral color plaster
- Lutron HomeWorks QS Lighting System, new 2012
- Professional lighting design
- Panasonic phone system with 11 extensions and voice mail module

- Blomberg exterior metal doors and low-E windows
- Brazilian Imbuia hardwood used for all custom interior doors
- Kitchen floors Brazilian Imbuia
- Recently replaced wall-to-wall wool carpet in master bedroom/media room

Entry

- Custom double Imbuia front doors
- South side glass French doors overlooking valley with staircase to pool
- Powder room
- Walk in coat closet

Great Room

- Dining / living room overlooking pool and sweeping valley view
- Large French doors leading to terrace overlooking pool and valley
- Custom wood burning Rumford fireplace
- Ceiling fan

Kitchen

- Custom concrete counters with sculpted-in drain board to custom large SS sink
- Large butcher block working island with sink
- Disposals in all sinks
- Cabinets over sink see thru to outside
- Miele stainless steel dishwasher
- 18" trash compactor
- Customized stainless steel Viking 48" four burner, 24" griddle gas cooktop
- Double electric convection ovens
- Stainless steel 48" Sub Zero refrigerator
- Cooking area pot filler
- Built-in Imbuia desk & breakfast nook sitting area
- Ceiling fan
- Stainless steel hood variable speed fan

Pantry/Mudroom

- Walk-in large pantry/mudroom with concrete counter and large sink and disposal
- Pantry/mudroom half bath

Family / Media Room

- Wood burning Regency 70,000 BTU fireplace
- Samsung 60" 2014 4K TV available
- Surround sound built-in ceiling speakers and sub-woofer. Main speakers do not remain.
- Large built-in rack mounted stereo cabinet and storage
- Imbuia cabinets and bookcases
- Bar with sink, under counter wine cooler and refrigerator. Glass shelving.
- Ceiling fan

Master Suite

- Spectacular mountain and Napa Valley views
- Wall-mounted 42" Panasonic TV (included in sale)
- Imbuia cabinetry.
- Windows/terrace door with automatic shades controlled on lighting system.
- Ceiling fan
- Sleeping view porch with Murphy bed
- His and her walk-in closets
- Bath
 - Floating vanity dual under-mount porcelain sinks and concrete counter
 - Walk-in shower with bench.
 - Deep soaking tub with Jacuzzi.
 - Separate water closet
 - Sliding door to private courtyard and stairs to pool

Tower Library

- Sitting room with built-in bed
- View over Bancroft Vineyard to North, Napa Valley to South
- Ceiling Fan
- Terrace

Guest Suite

- Lower level guest bedroom with en suite bath
- Sliding glass door leading to pool with view overlooking the valley
- Ceiling fan
- Walk-in closet
- Bath
 - Large tile counter
 - Walk-in shower with window view
 - Water closet

Laundry

- Stainless steel counters with sink and wire basket drawers
- Stainless steel room length shelf
- In-wall folding ironing board
- Washer & dryer available
- Laundry chute

Wine Cellar

- Racks for 1500 + bottles and case storage
- Temperature controlled

Garage Building

- Double garage with 9' wide doors
- 22' Workbench
- Numerous storage cabinets
- Lower level exercise room with mirrored wall
- Exercise with wall hung HD LED TV (included in the sale)

- Exercise equipment available
- Lower level tool room

Guest House/Office

- Built in 2006
- Carport and lower driveway
- Built as 1 bedroom, 1 bath, and living room, but currently used as offices
- Entry with sink and under-counter refrigerator
- Central vacuum
- Ceiling fans in bedroom and living room
- Private patio and path to pool

Pool/Spa/Patio

- Glass tiled infinity edge overlooking valley
- Large glass tiled spa with infinity edge emptying into pool
- Pool/spa has both gas and solar heating
- Pool has built-in benches facing valley
- Pool equipment has newer variable speed pump and salt chlorine generator
- Pool filters replaced 2015
- Trellised sitting area with willow thatched cover replaced 2014
- Sitting area has fireplace with propane gas lighter
- Outdoor shower
- Pool room/ bar/bath with sink and under-counter refrigerator
- Pool room has built-in bed

Hardscape / Landscape

- Hardscape/landscape design by Jack Chandler
- Large entry motor court with pavers
- Trellised pool terrace with fireplace
- Bocce ball court and lawn area
- Additional driveway to lower guest house/office building with carport
- Courtyard off media/family room with fountain

Infrastructure

- Heat: main house 8 zones hydronic, guest house 2 zones hydronic
- AC: in guest house only
- Septic: standard system sized for 5 bedrooms
- Gas: propane with large capacity tank
- Water heater: Propane Polaris high efficiency unit. Replaced Feb. 2015. Supplies all domestic and hydronic hot water.
- Electricity: PG&E, 400A service
- Phone: AT&T. Currently five lines
- Water: Metered, Rancho La Jota Mutual Water Company
- Road: Rancho La Jota Mutual Water Company. Recently paved (2013/14)
- Security system: Stanley / Honeywell, includes fire
- TV: DirecTV
- Internet: Radio Link, Kelton Consulting
- Central vacuum system main house/guest house

- 16KW Propane Generator
- 24 zone irrigation system
- Main house audio: speaker zones in great room, kitchen, courtyard, great room terrace

Miscellaneous:

One of the major assets of this house is Salvador Blancas. Salvador takes care of all aspects of the property. For any project or help of any kind, Salvador is always there. We travel and never have to worry about the house or garden. On top of his property work, Salvador is a master chef and works as head chef for one of the valley caterers. When having a party we simply call Salvador.



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