



COLDWELL BANKER BROKERS OF THE VALLEY
AND PACIFIC UNION INTERNATIONAL

1809 Michael Way
www.ModernBarnCalistoga.com
Property Notes

Overview

- New construction using hybridCore technology
- Modern barn style
- 0.38 +/- acre lot
- 2,766 +/- sq. ft. single story residence
- 3 bedrooms/3.5 baths/office
- Expansive covered loggia for outdoor entertaining
- 2-car detached garage

Features Throughout

- 2" x 6" kiln dried lumber framing
- Fireproof cementitious lap and board/batten exterior siding
- Composite shingle roof on main house and standing seam metal roof on garage and covered porch
- Milgard dual pane low e windows and most exterior doors
- Wide plank European wire brushed oak floors with wear layer
- 9' - 12' ceiling height
- Solid core interior wood doors with Emtek hardware
- 5" baseboards
- Recessed lighting

Foyer

- Recessed tray ceiling
- Bronze and seed glass chandelier
- Media closet

Office

- Recessed tray ceiling
- French door leading to front porch

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

- 12' Beamed ceiling
- Dimensions: approximately 20'x40'
- 2 sets of La Cantina nano-type doors leading to covered loggia
- 60" linear see-through remote controlled gas fireplace with stacked limestone surround
- Large mullioned windows and transom providing natural light
- Surround sound speakers

- Kitchen
 - Copper pendent lighting
 - Crown molding
 - Modern dark hardwood cabinetry with soft close drawers
 - Kitchen-Aid wall oven
 - Kitchen-Aid microwave
 - Caesarstone countertop
 - Viking Professional 6 burner range with Viking hood
 - Kitchen-Aid side-by-side stainless steel refrigerator and freezer
 - Kitchen-Aid stainless steel dishwasher
 - Oversized center island with Calcutta marble countertop, bead board detail, porcelain farmhouse sink, garbage disposal and chrome fixtures
 - Wine closet

Master Suite

- Wall-to-wall carpet
- Recessed tray ceiling
- Large mullioned windows providing natural light
- Access to covered loggia and backyard
- Alcove with custom designed wood paneling
- Bathroom
 - Heated Carrera marble tile floor
 - Dual vanity sink with white cabinetry, marble countertop, undermount sinks with chrome fixtures, and beveled rectangular mirror
 - Charleston smoked mirrored tile backsplash
 - Rinnai water temperature control
 - Large freestanding soaking tub with chrome fixtures and water wand
 - Stall shower with large formal Porcelanosa tile surround, chrome fixtures and sitting bench
 - Water closet with Glacier-Bay toilet and mini cabinet
 - Walk-in closet with wall-to-wall carpet and laundry chute
 - Large window providing natural light

Guest Suite #1

- Large mullioned windows providing natural light
- Recessed tray ceiling
- Bathroom
 - Rinnai water temperature control
 - Single vanity with white cabinetry, Caesarstone countertop, mosaic tile backsplash, undermount sink with chrome fixtures, oval pivoting mirror and center sconce lighting
 - Glacier-Bay toilet
 - Built-in linen and toiletry cabinet
 - Stall shower with oversized Porcelanosa tile surround, herringbone tile detail and chrome fixtures
 - Large format Porcelanosa tile floor

Guest Suite #2

- Wall-to-wall carpet
- Recessed tray ceiling
- Walk-in closet
- Large mullioned windows providing natural light
- Bathroom
 - Single vanity with white cabinetry, Caesarstone countertop, undermount sink with chrome fixtures, oval pivoting mirror and center sconce light fixture
 - Porcelanosa tile floor
 - Glacier-Bay toilet
 - Stall shower with large format Porcelanosa tile surround
 - Built-in linen and toiletry cabinet

Half Bathroom

- Single freestanding vanity with integral trough sink, chrome fixtures and storage below
- Reclaimed wood wall paneling
- Glacier-Bay toilet

Laundry Room

- Tile floor
- Storage cabinetry and Caesarstone countertops
- Washer and dryer hook-ups

Covered Loggia

- Outdoor BBQ station with Fisher Paykel stainless steel BBQ and Sub-Zero stainless steel mini refrigerator, flame torched granite countertop and storage below
- Stacked Italian porcelain backsplash
- Party lighting
- 60" linear see-through remote controlled gas fireplace
- Concrete floor

Garage

- Detached, two car side-by-side
- Automatic door opener
- Extra deep for storage
- Sliding barn door access to yard

Landscape

- Redwood vegetable beds
- Automatic irrigation
- Newly landscaped, including cypress and olive trees

Infrastructure

- HVAC: central heat and air, gas
- Gas: PG&E
- Electric: PG&E

- Water: Calistoga city water
- Sewer: Calistoga city sewer
- Hot water heater: on-demand with two thermostatic Rinnai controls
- CAD 6 wiring for audio in office, master suite, great room and covered loggia

William Densberger
Broker Associate
CalBRE# 01811932
1508 Main Street St. Helena, CA 94574
707-483-7889 Cell
william.densberger@pacunion.com

Cyd Greer
Broker Associate
CalBRE# 01390876
1289 Main Street, St. Helena, CA 94574
707-322-6825 Cell
707-286-5500 eFax
cgreer@cnapavalley.com
www.cydgreer.com

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