



3939 Silverado Trail

Property Notes

www.3939SilveradoTrail.com

General

- Residence built in 1999
- Seller purchased property in 2003
- Total Acreage: 6.26 +/- acres
 - 021-030-057-000, 1.85 +/- acres
 - 021-030-058-000, 4.41 +/- acres
- Main residence
- Second dwelling
- Studio/cottage
- Gym/storage building
- 3 Car garage
- Greenhouse
- Pool/spa
- 1.77 +/- Acre Cabernet Sauvignon vineyard
- 140 Fruit bearing olive trees

Main Residence

- 3,847 +/- sq ft
- 3BR/3.5 BA
- Single story
- Formal living room and dining room
- Family room
- Office
- Stucco exterior
- Tile roof
- U-shaped floor plan with central courtyard
- Enclosed entry with hanging antique double doors and iron knocker
- Saltillo tile throughout
- High ceilings

- Maple cabinetry throughout
- Sliding doors in most rooms provide great indoor/outdoor flow

Living Room

- Beamed ceiling
- Chandelier lighting
- Wood burning fireplace
- Sliding doors lead to patio and pool
- Wet bar

Dining room

- Large room accommodates seating for at least 12
- Sliding doors lead to patio and pool
- Chandelier and recessed lighting

Kitchen

- Granite Countertops
- Subzero stainless steel refrigerator
- KitchenAid stainless steel dishwasher
- Viking professional range and hood
- Ceramic Kohler under mount sink
- Abundant storage
- Maple cabinetry
- Walk-in pantry
- Space for casual dining
- Recessed Lighting
- Sliding door access to pool

Laundry

- Whirlpool stacked washer and dryer
- Tile counter top
- Storage cabinetry
- Recessed lighting
- Access to pool and backyard

Master Suite

- Sliding doors to side yard and lawn
- Sconce lighting
- Blue tiled counter tops
- Maple cabinetry
- Blue tiled walk-in shower
- Spa bath tub
- Walk-in closet with built-ins
- Recessed lighting

Office

- Double door entry
- Sliding door to side yard and lawn
- Recessed lighting

Half Bath

- Located between living room and dining room
- Kohler pedestal sink
- Kohler toilet
- Recessed lighting

Family Room

- Located off of kitchen
- Wood beamed ceiling
- Chandelier lighting
- Sliding door access to pool

Hallway

- Directional lighting
- Wood beamed ceiling
- Sliding door access to central courtyard
- Built-in shelving

Second Bedroom Suite

- Sliding wood cabinet faced closet with
- Access to 3rd bedroom and bathroom
- Sliding door access to central courtyard
- Bath
 - Ceramic tiled counter
 - Kohler over mount sink
 - Recessed lighting
 - Kohler toilet
 - Ceramic tiled shower over tub (frosted glass door)
 - Built in storage with frosted glass door

Third Bedroom Suite

- Sliding door access to central courtyard
- Sliding wood cabinet faced closet with built-in shelving
- Access to second bedroom
- Bath
 - Sconce lighting
 - Blue ceramic tile counter
 - Kohler over-mount sink
 - Kohler toilet
 - Maple cabinetry

- Walk in shower with blue ceramic tile and frosted glass door

Gym/Storage Building

- Mirrored walls
- Beamed ceiling
- Ceiling fan
- Skylights
- Concrete floors
- Attached Work Shed
 - Sliding barn doors
 - Aluminum walls
 - Wood beamed ceilings with bulb lighting
 - Storage closet

Cottage/Studio

- Ceiling fan
- Recessed lighting
- French door access
- Iron outdoor lighting fixtures

Greenhouse

- Work tables with metal legs and wooden surface
- Terracotta tile floors

Second Dwelling

- 1200+/- sq ft,
- 1BR/1BA/Kitchen
- Terracotta tile floor throughout
 - Closet storage containing hot water heater
 - Built in work bench and cabinetry
 - Bulb lighting
- Stairway entry
- Wooden balcony with outdoor lighting
- 3 car garage below with wood doors and iron fixtures
- Kitchen
 - Ceramic tile counter
 - Whirlpool dishwasher
 - Whirlpool range
 - Whirlpool built-in microwave
 - Whirlpool refrigerator
 - Kohler sink with Moen faucet
 - Wood cabinetry
 - Recessed lighting
- Living room
 - Television alcove
 - Sliding door access to balcony

- Guest Bedroom
 - Access to attic
 - Wooden cabinetry
 - Tiled floor
 - Sliding wood cabinet faced walk-in closet with built-in shelving
 - Stacked whirlpool washer and dryer
- Guest Bathroom
 - Blue ceramic tile counter tops
 - Kohler over mount sink
 - Scone and recessed lighting
 - Wood cabinetry
 - Kohler toilet
 - Lit shower bath with frosted glass sliding doors and blue ceramic splash

Outdoor Living

- Fenced yard
- Expansive lawns
- Lap pool with spa
- Pergola shading with vines
- Enclosed sport court with lighting
- Shuffle board court
- Gated entrance

Infrastructure

- Water: 2 water wells
- Gas: Propane
- Septic: Standard
- Electric: PG&E
- HVAC: forced air gas, 3 zone in main house, 1 zone in second dwelling
- Central audio system with Bose speakers

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