



COLDWELL BANKER BROKERS OF THE VALLEY

3062 Soda Canyon Road
Property Notes
www.napacountrycasual.com

Background

- Tax records indicate a year built of 1982
- Seller purchased the property in 1989
- Seller conducted a major remodel and addition to the home in 2004

General

- 2.66 +/- acre lot
- 3,396 +/- sq ft house
- 5 Bedrooms/4 Baths, including master suite
- Spacious great room with loft
- Family room
- 2 Bonus rooms
- Bonus rooms can be reconverted to 2 car garage
- Extensive decks
- Views of Foss Valley
- Sport court

Great Room

- Includes living room, dining room and loft
- Oak floors in living room and dining room
- Extra high ceiling
- Wood burning fireplace (installed in 1995) with metal flue, tile surround and classic wood mantle
- Sliding doors leading to deck and back patio
- Modern lighting

Kitchen

- Oak floor
- Double oven: GE, self cleaning, gas
- Stainless steel double sink
- Maytag dishwasher
- Electrolux 6 burner gas range
- Zephyr hood over range with 3 speed fan and 2 level lighting
- Tile counters

- Pantry
- Sliding doors leading to back patio

Main Hallway

- Oak floor
- Recessed lighting
- 2 Linen closets
- Coat closet

Master Suite

- Located on main level
- Sliding door leading to deck
- Pergo floor in bedroom
- Walk-in closet with dressing table
- Remodeled bathroom
 - 2 Pedestal sinks
 - Tile wainscoting
 - Clawfoot style tub
 - Separate tiled shower

Guest Bedrooms

- Two guest bedrooms located on main level with shared bath
- Two guest bedrooms located on lower level near family room; Pergo floors and shared bath. One of those bedrooms does not have a closet

Guest Baths

- Bath #2: Main level
 - Single vanity with tile counter and white cabinets
 - Linoleum floor
 - Shower over tub
 - Glass block window
 - Linen cupboard
- Bath #3: Lower level off of family room
 - All in one sink/counter top
 - Oak vanity
 - Stall shower
 - Linoleum floors
- Bath #4
 - Located near bonus rooms
 - All in one sink/counter top
 - Stall shower
 - Linoleum floor

Family Room

- Located on lower level
- Sliding doors leading to lower deck
- Concrete floor
- Laundry closet accessed in family room: both electric and gas hook-up

- Room under the house near family room for wine cellar

Bonus Rooms

- 2 Bonus rooms located on lower level
- Space was originally a 2 car garage and can be converted back
- Tile floors
- Direct access to bathroom #4

Exterior

- Wood siding exterior
- Composition roof: new in 2005
- Dual pane windows
- Extensive decking and patio
- Built-in dog house and storage are accessed from the lower deck
- Sports court

Infrastructure

- Private well: flow estimated at 50+ gallons/minute (buyer should verify), located at sport court
- Propane
- Central heat (propane) and air conditioning installed in 2003
- Direct TV available
- Satellite high speed internet available
- Hot water heater: propane
- Standard septic

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