



**5200 Silverado Trail**  
**Property Notes**  
**[www.UltraNapaValley.com](http://www.UltraNapaValley.com)**

Background

- Seller purchased property in 2000
- Main home and guest home built in 2005

General

- Lot size: 2.16 +/- acres
- Main Home: 2,103 +/- sq ft, 2BR/2BA
- Fabulous contemporary design with open floor plan
- Guest House: 620 +/- sq ft
- 1.1 Acre Cabernet Sauvignon vineyard
- 2 Car attached garage
- In-ground pool
- Panoramic views of Napa Valley and Mayacamas Mountains
- Sunset views year-round
- Close proximity to downtown Napa, Yountville and St. Helena

Exterior

- Custom stucco with integral color
- Blomberg metal doors and windows
- Standing seam metal roof and flat roof
- Hinkley outdoor lighting
- Outdoor sound system

Interior Features

- Porcelain tile floors throughout
- Imported Italian lighting and halogen recessed lighting
- High-end finishes and fixtures
- Large scale windows and doors
- Grand entry with custom built-in cabinetry
- 9.5' Ceilings in most rooms with 11' ceiling in living room

### Living Room

- 11' Cherry wood ceiling
- Wall of windows with views to the vineyard and Mayacamas Mountains
- Stainless steel and wood ceiling fan

### Dining Room

- Flow into living room and kitchen
- Sliding door access to rear entertaining deck
- Custom built-in metal and glass table with integral lighting

### Kitchen

- Kraftmade solid wood cabinets with custom color and pulls
- Granite counter tops
- Mosaic tile backsplash
- Built-in island table with seating for 4
- DCS stainless steel 6 burner propane range
- JennAir stainless steel refrigerator with bottom freezer
- Stainless steel Bosch dishwasher
- Insinkerator disposal
- Butler's pantry with sink, Insinkerator disposal, granite countertops, and electric oven/microwave

### Master Suite

- Access to rear entertaining deck
- Stainless steel and wood ceiling fan
- Floor-to-ceiling porcelain tile bath with mosaic trim
- Double vanity with marble countertops
- Built-in linen storage
- Access to private side deck with hot tub

### Guest House

- 11' Ceilings
- Porcelain tile floors throughout
- Abundant built-in storage
- Wet bar with mini refrigerator and tile countertop
- Full bath with floor to ceiling tile and shower
- Stainless steel and wood ceiling fan
- Bi-level concrete basement

## Landscape and Hardscape

- 15 Mature olive trees
- 57 Cypress trees
- 8 Redwood trees
- Bamboo
- Japanese maples
- Chinese rock wall
- Terraced ironwood deck around main house and guest house
- Outdoor fountain
- Extensive outdoor lighting
- JennAir propane barbecue grill

## Swimming Pool

- In ground pool with Polaris filter
- Hot tub on side deck outside master bath
- Propane line is installed to pool equipment area for future heater

## Vineyard

- 1.1 Acres planted to Cabernet Sauvignon
- See Clone
- 2,100 Vines
- Planted in 2002
- Bud wood came from the famous Joseph Phelps Backus Vineyard, Oakville
- Average of 3 tons per year
- 2013 production: 3.25 tons at \$5,000/ton
- Historically purchased by Blackbird Winery, Aaron Pott, Food & Wines Magazine's 2012 Winemaker of the Year
- Under contract with Blackbird Winery for 2014 at \$5,000/ton
- Farming contract with Ilsley Vineyard Management. Costs have averaged \$12,000 to \$15,000 per year

## Infrastructure

- HVAC
  - Main house: 5 ton Trane central forced air heating and air conditioning
  - Guest house: electric baseboard heating and swamp cooler
- Water:
  - 2 private wells; one for vineyard and one for house
  - Fire hydrant
  - No holding tanks
  - Water softener (located in guest house basement) and pH tank

- Water Heater:
  - Main house: electric water heater located in garage
  - Guest house: electric water heater located in basement
- Electric: PG&E
- Gas: Propane
- Internet: Kelton consulting and wireless
- TV: DirecTV in every room of main house and guest house
- Security system: Napa Fire and Alarm wired into the main house
- Audio: Built-in audio/video sound system with speakers inside and out (installed by Drapinski)
- Back-up generator for main house; runs on propane
- Fire sprinklers for landscape; located at rock wall on the back hill

Personal Property Included in the Sale (must be specified in the sales contract)

- Bosch stackable washer and dryer
- JennAir refrigerator
- Mini refrigerator in guest house
- Teak corner bookcases in guest house
- JennAir propane barbecue grill
- Custom metal sculpture at front door
- All potted plants and trees
- Outdoor fountain
- All outdoor furniture



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