



COLDWELL BANKER BROKERS OF THE VALLEY

1711 Garnett Creek

Property Notes

www.1711garnettcreek.com

General

- 1.62 +/- acres
- Spectacular views of the Palisades and Mt. St. Helena
- Property Built In 1996
- Main House: 3440 +/- sq ft
- Attached 3 car garage
- Separate guest apartment, approximately 350 sq ft
- Separate fitness/media center, approximately 500 sq ft
- Additional 2 car detached garage
- In ground pool
- Pool cabana with outdoor kitchen
- 4 Bedrooms total
- 5 ½ Baths total
- Custom design and construction

Exterior

- Classic white board and batten
- Broad front veranda with tongue and groove ceiling
- Custom dual pane windows
- Composition roof
- Extensive outdoor lighting

Main House Overview

- Single Story
- Country modern design
- 3BR/3BA, den, breakfast room, formal dining
- Open floor plan
- Dark stain oak floors
- Satin nickel hardware
- Large scale woodwork
- Oversized windows with transom detail
- Architectural detail

Living Room

- Gas/wood burning fireplace with heatilator
- Two tier tray ceiling
- Wall of French door leading to the rear patio and lawn
- Built in book case/media cabinet
- Approx 12' ceilings

Kitchen

- Classic white cabinets, some with glass fronts
- Pristine white tile counters
- Granite topped cappuccino bar
- Subzero refrigerator
- Built-in microwave
- Whirlpool dishwasher
- Three skylights
- Double stainless steel sink
- Trash compactor
- Six burner gas cooktop
- Jenn Air double oven
- Warming drawer
- Walk-in pantry

Breakfast Room

- Five skylights
- French doors to the rear patio and lawn
- Open to the kitchen

Formal Dining Room

- Open to the living room
- Wood floors
- Vertical windows

Master Bedroom and Bath

- Large walk-in closet
- Media cabinet
- Crown molding
- Recessed lighting
- French doors to the rear patio
- Bay window
- Soaking tub
- His and hers vanities
- Skylight
- Private water closet
- Oversized walk-in shower

Laundry Room

- Washer/dryer convey
- Tile floor
- Wall of cabinets
- Folding counter
- Glass door leading to the rear patio

Main House Guest Baths

- Full bath with stall shower, tile floor, located near laundry room
- Full bath with separate tub and shower, tile floor, located near 2nd and 3rd bedrooms

Guest Apartment

- Cozy studio floor plan
- Second floor with private access
- Views of hills and oaks
- Recessed lighting
- Kitchenette with sink, cabinets and microwave
- Dedicated heating system
- Bathroom with stall shower

Fitness/Media Room

- Direct TV hookup
- Wired for surround sound
- Half bath
- Wet bar with extensive cabinets, mini frig and microwave
- Coffered ceiling
- Recessed lighting
- Wall to wall carpeting
- Dedicated heating and air conditioning

Pool

- In ground pool with spa
- Electric pool heater
- Built-in fountain feature
- Master control located in the house

Pool House/Cabana and Outdoor Kitchen

- Extensive cabinets
- Dishwasher
- Microwave
- Double sink and additional single sink
- Ice maker
- Full-size refrigerator
- Media center cabinet with Direct TV hook-up
- Overhead fans
- Tile floor
- Full bath with shower

Wine Cellar

- 1000 bottle capacity
- Temperature controlled
- Located in the pool cabana

Garage and Parking

- 3 Car garage attached to main house has built in storage cabinets
- 2 Car garage attached to fitness center

Vineyard

- 220 vine zinfandel vineyard
- 12-13 years old
- Has produced approximately .5 to 1 ton

Landscape

- Expansive lawns and established plantings
- Automatic irrigation

Infrastructure

- Standard Septic
- Water: City water and well (for lawn irrigation, two water storage tanks)
- Electric: PG&E
- Heating and AC: Two zone in main house, guest unit and fitness center have dedicated heating and AC
- Water Heater: Two water heaters serving main house and guest apartment. Third water heater serving fitness room. Fourth water heater serving pool house cabana.
- TV: Direct TV in fitness room and pool house cabana, Comcast in main house
- Internet: Seller uses Comcast
- Back-up generator for power outages

Personal Property Included In Sale

- TV in living room
- Washer/dryer
- TVs in pool house cabana and apartment

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