



1151-1153 Grape Lane Property Notes

General

- 0.25 +/- Acres
- Spectacular Vineyard Views
- Built 2009
- Main House: 2,500 +/- sq ft
- Detached 1 Car Garage
- Separate 800 +/- sq ft Guest Unit with Separate Address Above Garage
- In Ground Pool
- 5 Bedrooms Total (Two Master Suites, One Upstairs, One Down, One in Guest Unit)
- 4 ½ Baths Total (3 ½ in Main House, 1 in Guest Unit)
- Overlooking Star Vineyards, El Molina, Forman Vineyards, Peju
- 30 Wineries within 5 miles
- Close to Rutherford Grill
- Custom Design and Construction

Interior Summary

- Brazilian Teak Floors, 70% recycled from Monsoon Fallen Trees in Brazil
- Egyptian Marble Thru-Out
- Danze Fixtures Thru-Out
- Vertical Grain Fir Interior Doors
- Metal Switch Plates Finished on Site. Heated with Blow Torch, Painted with Clear Paint Finish
- Metal Fans with Metal Blades Thru-Out
- Marvin Windows, Dual Function Tilt-Turn
- Every Room Wired for Surround Sound & Internet

Exterior Summary

- Double Front Triple Panel Pane Fir Front Door
- Exterior Doors are Marvin Metal Clad
- Corners of House Wrapped in Metal
- Siding is from Reclaimed Wood from Amazon in Brazil, Only Finish Nails Were Used
- 1,000 +/- Sq. Ft. of Iron Wood Decks with 24" Thru-Bolts in to House
- Deck Railing: Custom Made & Designed on Site, Painted Boston Flat Color with Automotive Paint

- Powder Coated Aluminum Roofing
- Aluminum Seamless Gutters
- Bead Board Eaves, 4" Tongue & Groove

Main House Overview

- Two Story
- 4BR/3.5BA,
- Open Floor Plan
- Vineyard Views from Most Rooms

Living Room

- Remote Control Fire On Ice Fireplace
- Egyptian Marble Around Fireplace with Aluminum Inlay
- Mahogany Cabinets Around Fireplace
- Vineyard Views

Kitchen

- Custom Maple Cabinets
- Hand-Etched Glass Cabinet Fronts
- Variable Over-Counter Lights
- Blum Full Extension Self-Closing Drawers
- Pull-Out Pantry with Metal Racks
- Danze Fixtures
- Vigo Stainless Steel Double Sink
- Thermador 6 Burner Stove
- Euro Hood, Dual Control, Variable Fan Control
- GE Profile Microwave in Cabinet Garage
- Side by Side Stainless Steel Sub-Zero Fridge
- Thermador Stainless Steel Dishwasher
- Bar Sink on Island
- Silhouette Wine Rack for 42 Bottles. One Side Temperature Control for Red Wine, One Side Temperature Control for White Wine.
- Sushi Bar: 16 Ft. Beam from 1850's Holt Tractor Manufacturing Company from Stockton, CA. Came to site in a 37 ft. long piece, and cut on site.
- Nickel Ship Lighting Above Sushi Bar
- Custom Etched ½ Inch Tempered Glass Stairwell Wall, Designed Locally
- Lanai Mahogany Tri-Folding Door
- Vineyard Views

Upstairs Half Bath

- Bronze Hardware
- Dualmax Flushing System by Toto
- Teak Walls
- Nickel Sconces

Master Suite Upstairs

- Seamless Shower with Rain Shower Head, Body Water Jets and Shower Wand
- Egyptian Mable Shower
- Teak Walls
- Free Standing Deep Soaking Tub with Shower Wand
- Vanity: Reclaimed Wood Beam with Two Countertop Sinks
- Master Bedroom Walk-in Closet with Access to Attic
- Sconce Lighting With Cork Detail
- French Doors to Deck Overlooking Vineyard
- Vineyard Views from Bedroom

Master Suite Downstairs

- Under Mount Rectangle Sink
- Shower Tub with Rain Head and Shower Wand
- Egyptian Marble
- Access to Backyard and Pool

Two Guest Bedrooms Downstairs with Jack & Jill Bathroom

- Honed Marble
- Under Mount Sink
- Shower Tub
- Vineyard Views

Laundry Room

- 18" Metallic Tile Flooring
- Stainless Steel Sink
- Gas & Electric Hook-Up
- Custom Cabinets

Guest Apartment

- Cozy Studio Floor Plan
- Second Floor Above Garage with Private Access from First and Second Floors
- Vineyard Views
- Gas & Electric Options
- Full Kitchen
- 12" Metallic Tile Entrance
- Heating/HVAC Unit in Attic
- Washer & Dryer Option
- CLN Permit (Certificate of Legal Non-Conformity)

Garage

- One Car Garage Below Guest Apartment
- Redwood Garage Door

Pool

- In Ground Pool with Spa
- Salt Water Option
- Auto Cover Planned

Landscape

- Raised Rock Beds. Rocks Came from a Mountain in Yountville, Where a Cave Was Being Built
- 2 Grapefruit Trees
- 1 Yellow Delicious Apple Tree
- 1 Orange Tree
- 1 Meyer Lemon Tree
- 1 Pear Tree
- 1 Olive Tree
- Automatic Irrigation
- 12V Lighting
- Gas Fire Feature

Infrastructure

- Standard Septic: 2- 1,500 Septic Tanks Under Driveway. Leach Lines are 6 Ft. Deep Under Lawn in Backyard. 170 Ft. Long with 100% Reserve
- Water: City Water
- Electric and Natural Gas: PG&E.
- Heating and AC: Two Units. Each Floor Has It Own Separate Unit
- Water Heater: 3 On-Demand Water Heaters. 2 Serve the Main House, 1 Serves the Guest House

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