



1230 Crestmont Drive
Angwin, CA 94508
Property Notes
www.NapaValleyViewRetreat.com

Background

- Residence built in 1969
- Seller purchased property in 1996
- Extensively remodeled after seller's purchase

General

- Lot size: 4.08 +/- acres
- Residence 2,920 +/- sq. ft., 4BR/3BA
- Wood siding and cinder block exterior
- Composition roof
- Expansive wrap-around deck on entire house
- Double pane windows and French doors throughout
- Open beam cathedral ceilings
- Living room
- Kitchen/Dining Room
- Family Room
- Detached 2 car garage with carport and storage closet
- Plenty of off-street parking
- In-ground pool
- Spa
- Spectacular valley views
- Gated entry

Entry

- Hardwood floors
- Access to lower level
- Closet
- French doors with transom windows leading to deck

Kitchen

- Hardwood Floors
- Painted cabinets
- Stainless steel double sink with drain board
- Kitchen Aid Selectra 30 oven
- Sharp microwave
- Kitchen Aid side-by-side refrigerator with matching cabinet doors
- Kitchen Aid dishwasher
- Double pane windows
- Custom tile accents
- Chandelier and track lighting
- Dining area with French doors to deck

Living Room

- Hardwood floors
- Wood burning fireplace with stone surround
- Open beam cathedral ceiling
- French doors with transom windows on North and South sides of room
- Deck access
- Ceiling fan

Hallway

- Natural light through windows and French doors leading to the yard and pool

Guest Bathroom

- Tile floor
- Double sink vanity with tile counter top
- Stall shower with tile surround and sliding glass doors
- Recessed and can lighting

Guest Bedroom 1

- Wall-to-wall carpet
- French doors open onto deck
- Open beam cathedral ceiling
- Closet
- Computer nook
- Valley views

Guest Bedroom 2

- Wall-to-wall carpet
- French doors open onto deck
- Open beam cathedral ceiling
- Closet
- Computer nook
- Valley views

Master Suite

- Open beam cathedral ceilings
- Wall-to-wall carpet
- Ceiling fan
- French doors leading to deck
- French doors leading to pool
- Walk-in closet
- Bathroom
 - Walk-in shower with tile surround and glass doors
 - Double sink vanity
 - Make-up table
 - Tile flooring
 - Recessed lighting
 - Water closet

Lower Level

- Access from exterior as well as interior
- Terracotta tile floors throughout
- Family room with wood burning fireplace
- Recessed lighting
- Custom window bench
- Laundry room
- Guest bedroom
- Bathroom
 - Custom vanity with pewter sink
 - Bath tub with shower and sliding glass doors
 - Terracotta tile floor

Outdoor Living and Landscape

- Extensive wrap-around view deck
- Rock walls
- Beautiful landscape of flowers, shrubs and lawn
- Automatic irrigation
- In-ground pool
- Lounge deck located at pool
- Spa located on view deck

Infrastructure

- Gas: Natural gas through PG&E
- Water: Linda Vista Mutual Water Company
- Electric: PG&E
- Septic
- HVAC: Two zone forced air gas heat and air conditioning
- Water Heater: Gas, located on lower level
- TV: DirecTV

- Phone: AT&T

Personal Property Included in the Sale (must be specified in the purchase agreement)

- Washer and Dryer
- Refrigerator



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