



850 Sanitarium Road
Property Notes
www.PicturesqueNapaValley.com

Background

- Home was built in 1987
- Sellers purchased the property in 2008
- Recent green-inspired remodel

General

- 41.41 +/- acres
- House: 1,442 +/- sq ft
- 2 Bedrooms
- 2 Baths
- Great room
- 2 car garage
- Dramatic vineyard and valley views
- Two additional building sites with panoramic views
- 15 +/- acres of gentle terrain with hiking trails

Exterior

- Cedar siding
- Newer roof
- Wrap around deck

Features Throughout

- Sustainably harvested maple floors
- Custom lighting
- Energy efficient dual pane windows and doors

Great Room

- Open floor plan: living room, dining room and kitchen
- Natural cedar cathedral ceiling
- Wood burning fireplace with marble hearth

Kitchen

- Built-in 4 burner gas stovetop
- Stainless steel dishwasher
- Stainless steel refrigerator
- Electric oven

- Extra large stainless steel sink
- Garbage disposal
- Paperstone countertops
- Glass tile backsplash

Master Bedroom

- Private deck with views
- Located on the main floor

Bath

- IceStone (recycled glass and concrete) tile floor and wall
- Watermark fixtures
- Kohler sink

Guest Bedroom

- Loft location
- No-emission wall-to-wall wool carpet
- Beautiful views

Second Bath

- Located on the lower level
- Stall Shower
- Tile floor
- Integral sink/vanity

Laundry Room

- Washer and gas dryer
- Located on lower level
- Spacious storage with potential for large wine cellar

Garage and Parking

- 2 Car garage located on lower level
- Automatic door opener

Infrastructure

- Standard septic
- Private well with UV and ozone purification system (well produced approximately 40 gpm when sellers purchased the property)
- Gas: PG&E
- Electric: PG&E
- Heating and AC: Gas forced air
- Water Heater: Newer on-demand gas water heater

Personal Property Included In Sale

- Washer and dryer
- Some furniture can be purchased separately

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