



2225 First Avenue, Napa
Property Notes
www.2225FirstAve.com

Background

- Home was built in 1978
- Current owners purchased property in 2006
- Extensively remodeled in 2004-2006
- Master bath remodel completed in 2011
- Landscape redesign by current owners 2007-2010: Earned the American Landscape Contractor's Association's "Best in Northern California" award in 2010 and 2011 for large residential installation

General

- 10.0 +/- acre parcel
- 6,370 +/- total sq. ft.
- 5 bedrooms; 6 ½ baths total
- Main Residence:
 - 4 bedrooms
 - 4 ½ baths
 - 4,652 +/- sq. ft.
- Guest House:
 - 1 bedroom
 - 1 bath
 - 1,285 +/- sq. ft.
- Barn & Office Suite:
 - 405 +/- sq. ft. office with full bath
 - 1,125 +/- sq. ft. storage spaces & workshop
- 2 garages, main home and barn, with 10 car total capacity
- Horse stable with 3 stalls and tack room
- Private, natural setting
- Panoramic views

Exterior

- Hand-combed integral color stucco
- Security gate
- Professional landscaping
- *Hubbardton Forge* exterior lighting

Features Throughout

- Solid wood raised-panel doors
- Crown molding
- Custom paint colors and wall textures
- 9 ½' ceiling height
- 8' exterior doors by *Jeld-Wen*
- Dual pane windows
- Abundant storage spaces

Entry

- Extra-wide entry door with beveled glass side panels
- Custom *Jadecor* cotton fiber/mica/copper wall texture, IBR green rating
- Custom Japanese plaster wall texture with blown rice hulls
- *Sirmos* cast glass and nickel ceiling pendant

Family Room

- Open to kitchen
- Gas-burning fireplace with *Ann Sacks* stone surround and raised hearth
- Built-in bookcases
- 50" *Pioneer Elite* plasma flat panel TV with flexmount
- Plaster walls
- Wall-to-wall low-pile carpeting by *Bentley Prince Street*
- Recessed lighting
- 2 ceiling fans
- Pantry
 - Frosted glass door
 - Pull-out shelving
 - *Sharp* microwave

Kitchen

- Open to living room
- 3 sets of 8' French doors open to BBQ area and back deck, retractable screens
- 8' French doors open to front patio and panoramic views, retractable screens
- Oversized island with granite countertop and bar seating for 2-3
- 2 farmhouse porcelain sinks
- Instant hot water tap with dedicated heater
- Bead board backsplash
- High quality cabinetry with full extension drawers
- Granite countertops
- 6-burner *GE Monogram* stainless steel gas range with oven and griddle
- Professional-grade *Vent-a-Hood* stainless steel hood vent with river rock façade
- *GE Monogram* refrigerator with cabinet panel doors
- *GE Monogram* trash compactor
- *Miele* dishwasher
- Pendant lighting over island by *Kevin Reilly for Holly Hunt*
- Recessed lighting throughout

- Custom cornice and *MechoShade* sun shade
- 45 + bottle capacity *Sub-Zero* two-zone wine chiller

Powder Room

- Located in living room stairway
- Custom tinted concrete veneer countertop
- Counter-to-ceiling mirror with inset window and *Silhouette* privacy shade
- *Kohler* under mount sink
- Brushed chrome fixtures
- Bead board ceiling

Tasting / Media Room

- Located downstairs below living room
- Suitable for media room, billiards, wine lounge, or “Man Cave”
- 12’ solid wood bar with lighted glass shelving and mirrored wall
- Bar sink with brass fixtures
- Bead board ceiling with open beam
- Wall-to-wall carpeting
- Recessed lighting with central fixture
- Wired for audio/video
- Commercial-grade built-in beverage refrigerator
- Wine cellar
 - Rustic wooden door
 - 275 + bottle capacity wine racks

Dining Room

- 8’ French doors provide access to back deck and BBQ area, retractable screens
- Vaulted ceiling with custom tinted clay finish
- Custom *Jadecor* cotton/mica/copper wall texture
- Custom Japanese plaster wall texture with blown rice hulls
- *Gillberg* glass cast bronze and enameled glass chandelier
- Built-in cabinetry with open shelves
- Custom *Conrad* hand woven shades
- Wall-to-wall low-pile carpeting by *Bentley Prince Street*

Library

- Gas burning fireplace with rich, Michelangelo marble surround and mantel
- Built-in open bookshelves
- Bronze ceiling fan
- Views to trellised patio
- Recessed directional lighting
- Custom silk draperies by *Donghia* with *Bradley Collection* forged steel rods and finials
- Wall-to-wall low-pile carpeting by *Bentley Prince Street*

Study

- Opens to master suite
- Custom Japanese sand finish wall texture
- Built-in desk with cabinets and bookshelves, full spectrum lighting
- Bronze ceiling fan
- Recessed lighting
- Wall-to-wall low-pile carpeting by *Bentley Prince Street*
- Sliding glass door opens to front patio and panoramic views
- Custom *Pollack* draperies with *Bradley Collection* hand finished steel hardware

Master Suite

- Sandblasted glass doors throughout
- Vaulted open beam ceiling
- Custom *Jadecor* silk wall texture, IBR green rating
- Large walk-in closet (approx. 120 sq. ft.) with built-in dresser, shelving and mirrors
- 2 ceiling fans
- Recessed directional lighting
- Wall-to-wall low-pile carpeting by *Bentley Prince Street*
- Custom *Bergamo* draperies and *Rodolph* sheers with *Bradley Collection* steel hardware
- Panoramic views
- Master Bath
 - Panoramic views
 - Extra-large free-standing *Kohler* tub with *Hubbardton Forge* pendant lighting
 - Custom rift sawn oak cabinetry and open shelving, up lighting
 - Dual vanities with Simena honed limestone countertops, rectangular *Kohler* under mount sinks, and sconce lighting
 - Lagos blue limestone floor with dual control radiant heat
 - *Conrad* hand woven shades, with handheld remote control
 - Water closet with *Sliding Door Company* opaque glass finish door and *Toto* toilet
 - Seamless glass stall shower
 - *Kallista* dual showerheads; 1 fixed and 1 handheld
 - *Kallista* satin nickel fixtures
 - Oversized shampoo shelf
 - Inlaid mirror
 - Simena honed limestone slab shower walls and floor

Laundry Room

- Located in Master Suite
- *LG Tromm* front-loading steam washer and dryer
- Sandblasted glass door
- Built-in cabinetry
- Laminate countertop
- Exterior access to backyard

Exercise Studio / Bedroom

- Connects via breezeway from Master Suite
- Vaulted open-beam ceiling
- Recessed lighting
- Private flagstone patio
- Panoramic views
- Full wall of floor-to-ceiling mirrors
- 3 sliding glass doors provide exterior access
- *MechoShade* sunshades on windows, custom cornices
- Walk-in closet / storage
- Full bath
 - Stall shower
 - Pedestal sink
 - Additional storage closet
 - Custom cornice with *Silhouette* privacy shade

Bedroom / Office

- Adjacent to library
- Sliding glass door opens to front patio and views
- Built-in cabinetry and shelving
- Closet with solid wood raised-panel sliding doors
- Recessed lighting
- Wall-to-wall carpeting
- Custom *Pollack* draperies with *Bradley Collection* steel hardware and finials
- En suite bath
 - Dual vanity with sea green marble countertop and undermount sinks
 - White cabinetry with open shelving and storage
 - Polished chrome fixtures
 - *Kohler* toilet
 - Stall shower with sea green marble surround, frameless glass door
 - Custom cornice with *Silhouette* privacy shade
 - *Grohe* rain head with wand

Bedroom

- Sliding glass door opens to private patio and views of rock walled gardens and vineyards
- Walk-in closet with solid wood raised-panel pocket door
- Wall-to-wall carpeting by *Bentley Prince Street*
- Recessed lighting
- Custom *Rodolph* draperies with *Bradley Collection* hammered iron hardware
- En suite bath
 - Freestanding mahogany console vanity with honed limestone countertop and under mount sink
 - Stall shower with honed limestone surround, seamless door and *Grohe* rain head with wand

Guest House

- 1 bedroom; 1 bath
- Located on the barn's second level
- Great Room contains kitchen, living room, and dining area
- Kitchen
 - Antique butcher block island
 - Wooden countertops with sealed gloss varnish
 - Stainless steel sink
 - 4-burner *GE Profile* stainless steel gas range and oven
 - *U-Line* mini refrigerator
 - *U-Line* wine chiller
 - *Kenmore* trash compactor
 - *Miele* dishwasher
 - *Panasonic* stainless steel microwave
 - Pantry/storage closet
 - Custom roman shades
- Living Room
 - Vaulted ceiling
 - Free-standing *Fisher* wood-burning stove
 - *MechoShade* sun and privacy shades
 - *Sony Bravia* LCD television
- Bath
 - Oversized stall shower with tile surround and seamless glass door
 - Pedestal porcelain sink
 - Ceiling fan
 - Open shelving
 - Plantation fixed shutters
 - Polished chrome fixtures
- Hardwood floors
- Board and batten interior walls
- Recessed halogen lighting
- Vaulted ceiling
- 3 bronze ceiling fans
- Custom *Pollack* draperies and Roman shades
- Front and rear decks (custom tinted composite material)
- Wall-mounted *Mitsubishi* heating and air conditioning unit
- Panoramic views

Main House Garage

- Sealed coating on concrete floor
- 2 car capacity
- Custom storage cabinetry

Barn

- Custom-stained terra cotta roof tiles
- Rustic wood siding
- 8 car capacity garage (4x2 tandem)

- 3 separate, spacious storage rooms plus workshop with bench
- Art storage space with locked door
- Container storage for artwork
- Office Suite
 - Etched “World Headquarters” glass door
 - Built-in desk, cabinetry, and bookshelves
 - Wet bar with *U-Line* mini refrigerator, granite countertop, and copper sink
 - 2 ceiling fans
 - Recessed lighting
 - Panoramic views
 - Wall-to-wall carpeting
 - Additional storage closet
 - Full Bath
 - Stall shower
 - Single vanity with laminate countertop
 - Linen closet

Horse Stable

- 3 large stalls
- Tack room

Outdoor Spaces

- Landscape Design: Judy Olin
- Landscape Contractor: Lynne Bernstein, Garden of Ease Landscape
- Gated entry
 - Woven steel gate with electronic keypad access
 - Unique, landscaped s-curve masonry design to maximize entry experience
- Picnic area
 - Private, wooded area features a massive rock monument set in an oak grove
 - Native rock walls enclose picnic area
 - Lighted and wired for audio and BBQ
 - Iris garden
 - Bocce court
- Outdoor shower
 - Located near exercise studio
 - Rain head
- Greenhouse
 - Large capacity
 - Tabletop shelving
 - Timed sprinkler system
- Food garden
 - “Garden Condos:” raised planting beds are completely enclosed for protection from wildlife
 - Plants and trees:
 - ‘Ancient’ olive tree garden
 - Espaliered apples, Asian pears
 - Fruit trees include peach, cherry, nectarine, pomegranate, persimmon, apple, pluot, lemon, mandarin orange, tangerine, lime

- Nut trees include almond and walnut
 - Artichoke
 - Blueberries
 - Strawberry towers
 - Trellised table grapes
- Landscaping throughout
 - Lavender
 - Sage
 - Rosemary
 - Lemon thyme
 - Olive
 - Flax
 - Ornamental grasses
 - Clematis
 - Pineapple guava
 - Strawberry trees
 - Maple and plum ornamental trees
 - Japanese maple grove
 - Cutting garden with fresh perennials including palette of roses and dahlias, alstroemeria
- Fencing
 - Entire property is wood fenced plus deer fencing
 - Backyard is gated separately for children and pets

Infrastructure

- Well: 25 gpm capacity (per owner)
 - 10,000 gallon storage tank
 - UV system
 - Diesel back up generator
- Septic: 2 tanks (located in horse stable area)
- Irrigation: main house, edible garden, picnic area, traffic circle, cutting garden
- Internet and Phone: AT&T
- Security system installed
- TV/Cable: Dish Network (main house and guest quarters)
- HVAC: Dual *Trane* 3-ton air conditioners – two zones:
 - Library and east side of main house
 - Bedrooms and Master Suite
 - Programmable humidity control in both zones
- Water Heater: Dual 50-gallon dedicated-zone natural gas heaters in main house; separate water heater for barn/guest house

Personal Property Included In Sale:

- Washer & Dryer
- *Pioneer* plasma TV (main house great room)
- *Sony LCD Bravia* TV (barn guest quarters)
- Furnishings and art negotiable
- Outdoor furniture negotiable

**Sale includes block time agreement for 20 hours of helicopter time with *Wine Country Helicopters* for airport transfers, wine country and Bay area sightseeing and Estate winery private tours.



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