



3991 Mountain Home Ranch Road

Property Notes

www.ModernBarnNapaValley.com

General

- Residence built in 1996
- Lot size: 14.5 +/- acres
- Residence 2080 +/- sq ft
- 3 Beds, 2 Baths
- Interior design by Erin Martin Designs
- Architectural design: Jim Jennings, San Francisco architect
- Pool house with full bath and great room with kitchenette
- In ground pool and outdoor kitchen
- Expansive courtyard with iron fire pit
- Dramatic Canyon and Mt St. Helena views

Features Throughout

- Corrugated metal roof
- Polished integral color concrete floor
- Halogen lighting
- High ceilings
- Custom windows and doors

Kitchen/Great Room

- Stainless steel counter tops
- White cabinets with steel handles
- Integral stainless steel double sink
- Miele dishwasher with cabinet front
- Two walk-in pantries with galvanized metal laminate doors
- Integral stainless steel bar sink
- Sub-zero side-by-side refrigerator with stainless steel front

- Thermador stainless steel double oven
- Oversized island with laminate steel counter
- Décor six burner gas cook-top
- Access to side patio and pool
- Built in KitchenAid microwave
- Breakfast bar with seating for four
- Cathedral ceiling
- Dining area with wood sculpture chandelier
- Living area skylight
- Wood burning fire place with custom steel surround
- Seven sets of French doors

Guest bedroom

- White open beam ceiling
- Satin chrome door hardware
- Window seat view window
- Custom designed wood headboard
- Dual task lights

Guest bathroom

- Shower over tub
- Mosaic tile surround
- Modern pedestal sink
- Lighted mirror
- Porcher toilet
- Porcher sink

Master Suite

- Canyon views
- Private patio with French door access
- Four closets
- Galvanized barn door entry
- Wood slat wall with built in steel night tables
- Dual task lamps
- Cathedral ceiling
- Master Bath
 - Double vanity with honed marble counter tops
 - Under-mount sinks
 - Polished nickel fixtures

- Full extension drawers
- Porcher toilet and bidet
- Step down shower with concrete floor and mosaic tile surround
- Polished chrome fixtures
- Dual shower heads with wand attachment

Main Hallway

- Laundry closet
- White beam ceiling
- Maytag stacked washer and dryer
- Closet with audio control center

Loft (bedroom)

- Skylights with cranks
- Cathedral ceiling
- Built in sofa

Outdoor Living

- Front courtyard
 - Gravel surface
 - U-shaped pergola with wisteria
 - Gigantic iron fire pit
 - Views of Mount Saint Helena
- In-ground pool with safety cover
- Expansive pool deck
- Outdoor kitchen
 - Charcoal grill
 - Stainless steel sink
 - Two gas cooking burners
 - Concrete counter top
 - U-line stainless steel mini fridge
 - Stainless steel cabinets
 - Pizza oven
- Outdoor shower with rain head
- Bocce court with oyster shell finish

Landscape

- Ground cover
- Euonymus
- Grasses

- Oak trees
- Madrone
- Sculpted hedges
- Rosemary hedge
- Fruit Orchard

Pool House

- Glass and metal doors lead to an expansive concrete patio
- Cinder block exterior
- Polished integral color concrete floor
- Wet bar with marble counter top
 - Under-mount stainless steel bar sink
 - Sub-zero mini fridge
 - U-line icemaker
 - Fisher & Paykel dishwasher with cabinet front
- Maple cabinetry
- Bathroom
 - Lighted mirror with built-in medicine cabinet
 - Single vanity with marble counter top, backsplash and Hans Grohe chrome fixtures
 - Porcher toilet
 - Dress and linen closet
 - Oversized shower with etched glass and mosaic tile enclosure, shampoo nook, and Hans Grohe chrome fixtures
- Bonus room with built in cabinetry

Infrastructure

- HVAC:
 - Main House
 - Forced air gas, 2 zone
 - 2 zone radiant heating concrete floors
 - Remote Nest Thermostat
 - Pool House:
 - Forced air gas, 1 zone
- Water heater: Gas
- Water: Shared well with 2 holding tanks
- Water System: Filtration system with UV sanitizer and softener
- Electric: PG&E
- Gas: Propane by Suburban Propane
- Internet: Satellite

- Phone: AT&T landline
- TV: Satellite
- Audio: Main house wired
- Septic: Engineered Septic (2 Sonoma County Inspections per year)

Personal property included in the sale (must be specified in the purchase agreement)

- Maytag stacked washer and dryer



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