



COLDWELL BANKER BROKERS OF THE VALLEY

6523 Vista Drive

Property Notes

www.FabulousYountville.com

Background

- Home was built in 1991
- Seller is the original owner of the home

General

- 0.2 acre lot
- 3,100 +/- sq ft house
- 4 Bedrooms, 3 Baths
- Living Room
- Dining Room
- Family Room
- Laundry Room
- 2 Car Garage plus Storage
- Insulated Greenhouse/Art Studio
- Vineyard Views

Living Room

- Wood burning fireplace with gas starter
- Extra high ceiling
- Plantation shutters
- Carpeting
- Open to the dining room

Dining Room

- Wood floor
- Plantation shutters
- Tray ceiling
- Vineyard views from dining room
- French doors from dining room to patio

Kitchen

- Vineyard views from kitchen
- Island with 6 burner cook top
- Double oven
- Dishwasher

- Microwave
- Classic white cabinetry
- Extensive storage
- Walk-in pantry
- Wood floors
- Recessed and over-counter lighting
- Breakfast bar

Family Room

- Vineyard views from family room
- Stone fireplace: wood burning with gas starter and raised hearth
- Built in book shelves and cabinets
- Wood floors
- Open to the kitchen with area for dining nook

Guest Bedrooms/Baths

- One guest bedroom on first floor; carpeting
- Guest bathroom on first floor with tub, tile vanity and tile floor
- Two guest bedrooms on second floor; carpeting, plantation shutters
- Guest bathroom on second floor with tub, double sink tile vanity and tile floor
- Upstairs hall with built in cabinets and sitting area nook

Master Bedroom Suite

- Spacious master bedroom with bay window sitting area and vineyard views
- Tray ceiling
- Wall to wall carpeting
- Extensive lighting
- Jetted soaking tub
- Shower
- Oversized double vanity with wall of mirrors
- Plantation shutters in bath
- Large walk-in closet

Exterior and Gardens

- Rear deck with vineyard view
- Wysteria covered pergola
- Landscaped front and back with lawns, hedges and mature plantings
- Automatic irrigation

Infrastructure

- City water
- City sewer
- PG&E: Natural gas
- Central heat and air: 2 zone system
- Water heater: natural gas
- Comcast available
- DSL available
- Dual pane windows and doors

Personal Property Included in Sale

- Refrigerator
- Microwave

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