



GLOBAL
LUXURY™

232 N Fork Crystal Springs Rd

Property Notes

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General

- Year built 2004
- Lot size: 40.18 +/- acres
- Main house: 8,659 sq ft, 2 BR/ 2.5 BA
- Pool house and pool
- Guest house: 2BR/2BA, 1,476 +/- sq ft with kitchen
- Howard Backen: architect
- James Nolan: builder
- Curtis Coleman custom cabinetry
- Edward Lobrano: interior design
- Ron Lutsko and Claudia Schmidt: landscape architecture

Main House Overview

- Tuscan modern design
- Spectacular vineyard and valley views
- Spacious inner courtyard for large scale entertaining
- Formal living and dining rooms
- Screened sun porch
- Dining terrace
- Chef's kitchen and butler's pantry
- Breakfast room and terrace
- Library gallery
- Billiard room
- Two offices
- Master bedroom suite with private terrace
- Guest suite with private terrace
- Garden prep room

- Laundry room
- Wine cellar
- Exercise room
- Storage room with safe
- 3-Car garage
- Exceptional construction and finish quality
 - Recycled Wood Beams
 - Walnut, Antique French limestone and fieldstone floors
 - Integral color plaster
 - Custom fabricated cabinetry
 - Custom lighting
 - Custom doors and windows
 - Limestone and stucco exterior

Entry and Hall

- Antique limestone floors
- Stone walls
- Pocketing doors provide access to courtyard
- Tongue and groove natural wood ceiling and beams
- Custom wood coat closets
- Custom chandeliers

Living room

- Large scale space with multiple seating areas
- Cupola with windows and automatic shades; trompe l'oeil painting by Evans and Brown
- Cathedral ceiling with tongue and groove wood
- Grand fireplace with stone facing/hearth and large scale wood mantle
- Walnut floors
- Custom wet bar
- Custom media cabinet
- Track lighting and ceiling fans
- Pocketing doors lead to dining terrace and to sunroom with valley views

Screened Sun Porch

- Located off of living room
- Screened windows open to view

Formal Dining Room

- Walnut floors
- Four side-by-side pocketing doors leading to dining terrace

- Hand stenciled recycled beams
- Walnut double door cabinets for storage of crystal, trays and dishware
- Art nooks
- Double pocketing doors with valley and vineyard views

Dining Terrace

- Located between living and dining rooms
- Limestone floor
- Woven willow trellis
- Stone stairway leading to wine cellar

Kitchen

- Beamed ceiling with recessed lighting and ceiling fan
- Trompe l'oeil wood floor
- Concrete counters with integral sink
- Pocketing window and screen opens to view
- Pendant lighting over sink
- Island with oak countertop
- Large scale pot rack with sky-light above
- Fireplace with mortared limestone surround and wood storage
- Subzero 601R refrigerator with glass front
- Wolf range with 6 burner gas and griddle, and 2 electric ovens
- Decorative bronze hood with lighting
- Full electric rotisserie
- Miele dishwasher
- Trash compactor
- TV
- Butler's pantry
 - Concrete counter with integral sink
 - Microwave nook with GE Profile microwave
 - Subzero 601F Freezer
 - Miele dishwasher
 - Trash compactor
 - Dry pantry with abundant shelf and cabinet storage
 - Skylight and access to breakfast terrace

Hallway

- Powder room with hammered copper sink and wood vanity with half moon front
- Antique limestone floor
- Linen closet, audio control closet, and storage closet

Breakfast Room

- Fieldstone floor
- Fireplace with decorative iron door, stone surround and wood storage below
- Beamed ceiling
- Recessed lighting
- French door leading to water garden feature
- Two sets of pocketing doors with screens leading to breakfast terrace
- Bronze chandelier
- Double glass doors leading to kitchen

Breakfast Terrace

- Access from breakfast room
- Fieldstone floor
- Custom iron railing
- Views overlooking vineyard

Arcade

- Leads to bedroom and office wing
- Overlooking central courtyard
- Floor to ceiling glass windows
- Track lighting
- Crown molding

Library Gallery

- Wood paneled library gallery with sconce and track lighting
- Wood paneled art nooks
- Walnut floor
- Wet bar with green marble counter top and lighted glass front cabinets
- Gun cabinet
- U-line refrigerator
- Under-mount brass sink
- Distressed mirror back splash

Billiard Room

- Walnut floor
- Wood paneled walls
- Billiard storage cabinet

Large Office

- Wood burning fireplace with brass surround, marble and wood paneling
- Built in cabinets and cubbies
- Pocketing doors lead to private terrace

Master Suite

- Side-by-side sleeping areas
- Each accommodates a king size bed
- Views and access onto the lily pond and chaise terrace
- Bath
 - His and her vanities with wood cabinetry
 - Marble countertops and under-mount sinks
 - Sconce lighting
 - Built in medicine cabinets and glass shelving
 - Two water closets, one with urinal
 - Oversized steam shower with marble surround, mosaic inlay, bronze fixtures, shampoo cubbies, dual shower heads, and rain shower
 - Two walk-in closets with built-in dressers and shelving, recessed and track lighting, and skylights
 - Central dressing area with chandelier
 - Pocketing doors from dressing area to private terrace with outdoor fireplace, spa and outdoor shower

Small Office

- Built-in shelving and cabinets
- Built-in desk
- Walnut floors
- Sliding doors to lily pond and chaise terrace

Guest Suite

- Located upstairs
- Balcony with stone surround/pediment and iron railing
- Room for king size bed
- Raised wood burning fireplace with marble hearth and surround and wood mantle
- Wall to wall carpet
- Built in media center
- Two double door closets with automatic light shut off
- Recessed lighting
- Sconce lighting at bed
- Window seats
- Wet bar with GE profile microwave and sink
- Uline refrigerator
- Cooktop
- Locked closet
- Bath
 - Double door entry to bath
 - Walnut floors
 - Double vanity with marble counter, under-mount sinks and bronze fixtures

- Vanity has open shelving and towel bars below
- Sconce lighting
- Glass shelving nooks
- Free standing claw foot tub with brass fixtures
- Water closet with sconce lighting
- Shower with marble surround, frameless glass shower door, dual shower head and wand attachment
- Walk-in closet with pull-out drawers

Garden Prep Room

- Stone counter top
- Glass front cabinets
- Extra wide Kohler porcelain pedestal sink
- Cork board for push pins
- Shelving for vases and pots
- Wrapping paper rack
- Access to back courtyard

Laundry Room

- Two Maytag washers
- One Maytag dryer
- Porcelain utility sink
- Honed marble counter top
- Cabinet storage
- Cork board for push pins
- Maid's desk area
- Access to back courtyard with hanging area for laundry

Lower Level

- Exercise room
- Secure storage room with safe
- Wine cellar
 - Temperature controlled
 - Approximately 3700 bottle capacity
 - Custom racking and cabinetry
 - Bar sink
 - Wine refrigerator
 - Uline dishwasher
 - Electronic keypad entry with key override

Garage

- Three car side-by-side parking
- Carriage doors

- Storage closet for water heater and recirc pump
- Storage cabinets and cubbies on two walls
- Tool bench and pegs boards for tool and equipment organization
- Half-garage bay for 4 wheeler vehicle

Pool House

- Approximately 1,000 sq ft
- Great west-facing views with sunsets
- Flagstone exterior with flat roof
- Covered portico with rough hewn wood ceiling
- Great room with open dining, living and kitchen areas
- Rough hewn ceiling with large recycled beams
- Flagstone floors
- Two sets of pocketing doors with screens
- Fireplace with steel and rough hewn wood surround, and flagstone hearth
- Rough hewn wood built-in side board with hidden TV remote and controlled lift
- Track and task lighting and ceiling fans
- Automatic exterior screens
- Solid core interior doors with custom paint and bronze hardware
- Kitchen
 - Integral color concrete counters
 - Rustic wood cabinets
 - Hand hammered copper under-mount sink and bronze fixtures
 - Large metal framed mirror above the sink
 - Miele two burner electric cooktop
 - Miele dishwasher
 - Subzero mini frig
 - Subzero ice maker
- Bathroom
 - Flagstone floor
 - Integral color concrete sink
 - Sconce lighting
 - Hand hammered copper sink with bronze fixtures
 - Oversized walk-in shower with flagstone surround/floor and bronze fixtures
 - Built-in linen closet with hand forged metal doors
 - Water closet
- Equipment room attached to pool house
- Infrared sauna

Pool

- Pebble Tec finish with stairs that run length of pool for seating toward view
- Infinity edge
- Automatic cover

- Heated
- Spa with cover
- Flagstone pool deck
- Solar panels on roof of pool house
- Propane heating to supplement solar

Guest House

- Approximately 1,476 sq ft
- Cedar board and batten
- Flagstone floors
- Kitchen
 - Light wood open beam and tongue and groove ceiling
 - Farmhouse sink porcelain
 - Brushed nickel fixtures
 - Integral color concrete counters
 - Microwave nook with GE microwave
 - Miele dishwasher
 - U-line refrigerator
 - Miele electric cooktop
 - Bosch stacked washer/dryer
 - Banquette corner seating with sconce lighting
- Central seating area with window bay and screens
- Two identical bedroom suites
- Wide plank pine floors
- Tongue and groove walls and ceiling
- Clerestory windows with automatic shades
- Sliding doors access balcony with area for lounge chairs
- Bath
 - Double under-mount sinks with nickel fixtures and concrete counters
 - Glass shelving
 - Sconce lighting
 - Tongue and groove walls and ceiling
 - Water closet
 - Shower with limestone surround

Infrastructure

- Main house HVAC
 - 9 zone AC and forced air heat, 5 compressor units, propane
 - Radiant heat: entire first floor, boiler in mechanical room on lower level, zone controlled
- Guest house HVAC: forced air 3 zones, one unit, propane
- Water heaters

- Main house: 1 water heater in garage, propane
- Guest house: 1 water heater, propane
- Pool house: 1 water heater, propane
- Water:
 - Private well last checked was 55.5 gpm
 - 3 separate storage tanks
 - Reverse osmosis filtration for domestic water supply
- Electric: PG&E
- Gas: Propane
- Internet: Wireless in every building, through Valley Internet
- Phone: Tele Pacific
- TV: DirecTV
- Security system: First Alarm with internet back-up, at main house and guest house, includes fire and security
- Solar system: Supplies 80% of electricity for residences
- Webcams: Main gate, utility building, pool house, motor court
- Irrigation: Computer controlled
- Audio:
 - Master system in main house and pool house
 - Main house speakers: in all public rooms, master bedroom suite, outside, wine cellar
 - Guest house has separate DVD players
- CAT5: whole property
- Septic:
 - Separate tank for guest house and main house/pool house
 - One leach field for all tanks is shared with neighboring Beckstoffer winery
- Lighting system: Lutron programmable
- Back up generator: main house, pool and guest house

Exclusions

- Master bathroom chandelier

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