



GLOBAL LUXURYSM

1881 Mora Avenue
www.CalistogaCountryEstate.com
Property Notes

Overview

- House built in 1998
- Owners purchased property in 2002
- 2.7 +/- acre lot
- 1.64 +/- acre Sauvignon Blanc vineyard
- 4,552 +/- sq. ft. two story residence
- 3 bedrooms/4.5 baths
- Beautiful established landscaping
- 3-car garage with temperature controlled wine cellar
- Swimming pool with integral spa
- Expansive outdoor entertaining areas
- Vegetable and flower garden
- Bocce court
- Spectacular vineyard views
- Idyllic country setting
- Close to downtown Calistoga

Features Throughout

- Stucco exterior with rock accent walls
- Composition roof
- Open floor plan with extra tall ceilings
- Beautiful custom millwork
- Oak wood floors
- Recessed lighting

Entryway

- Sconce lighting
- Coat closet with extra deep for storage and attached wall safe
- Staircase to second level with sconce lighting and two storage closets at top landing

Powder Room

- Crown molding
- Artistic painted vanity and sink
- Beveled mirror with ornamental sconce lighting above

Family Room

- Vaulted ceiling with exposed beam detail

- Wood burning fireplace with gas starter, stone surround and hearth, and wood mantle
- Large windows providing abundant natural light with views to vineyards
- Built-in entertainment center with white painted cabinetry and access to seven sets of built in speakers – 4 inside and 3 outside
- Double doors leading to living room
- Wet bar with built-in cabinetry, mirrored display with glass shelving, granite countertop, and Kohler under-mount sink with polished Price Pfister fixtures
- Space for casual dining
- Built-in speakers
- Iron chandelier
- Storage closet

Kitchen

- White painted wood cabinetry with granite countertops, under cabinet lighting lazy Susan cabinet, and glass front display cabinets
- GE Profile side-by-side refrigerator and freezer with cabinet fronts
- Jenn-Air Expressions double oven
- 6-burner gas cooktop with VentA Hood above
- Porcelain Kohler under-mount double sink with In-Sink-Erator garbage disposal, Grohe polished chrome fixtures, and filtered instant hot & cold faucet
- Whirlpool garbage compactor with cabinet front
- Maytag dishwasher with cabinet front
- Freestanding GE Microwave
- Large walk-in pantry with built-ins
- Center island with granite countertop, bar seating, Dacor warming drawer, pullout cutting board, and wrought iron pendant light fixtures above

Living Room

- Extra high tray ceiling
- Crown molding
- French doors leading to backyard, pool and outdoor entertaining; phantom screens
- Wood-burning fireplace with gas starter, marble surround, and white wood mantle
- Built-in bookshelves and cabinetry
- Built-in speakers
- Double door with entry into family room
- Sculpted metal sconce lighting above fireplace

Dining Room

- Crown molding
- Sculpted metal chandelier
- Large windows with plantation shutters providing abundant natural light
- Built-in speakers

First Floor Master Suite

- Wall-to-wall carpet
- Tray ceiling
- Built-in speakers

- Crown molding
- Ceiling fan
- French doors leading to backyard; phantom screens
- Large windows with plantation shutters providing abundant natural light and vineyard views
- Bathroom
 - Wall-to-wall carpet
 - Pocket door entry
 - Dual independent vanities with honed stone tile counters, white cabinetry, Kohler porcelain sinks, oversized mirrors, sconce lighting, and medicine cabinet
 - Large window with plantation shutters providing abundant natural light and vineyard views
 - Oversized Kohler jetted soaking tub with stone tile surround
 - Oversized stall shower with tile surround, recessed lighting, and seated bench
 - Linen closet
 - Separate water closet
 - Side-by-side walk in closets with recessed lighting and built-ins

West Guest Suite

- Wall-to-wall carpet
- Crown molding
- Ceiling fan
- Vaulted ceiling with crown molding
- Walk-in cedar closet with lockable door
- Large window with plantation shutters providing abundant natural light
- Oversized closet
- Bathroom
 - Tile floors
 - Single vanity with white wood cabinetry, tile countertop and backsplash, Kohler porcelain sink with brushed chrome fixtures
 - Large mirror with sconce lighting above
 - Toto toilet
 - Shower over tub with glass enclosure and Kohler polished chrome fixtures
 - Linen cabinet

East Guest Suite

- Wall-to-wall carpet
- Crown molding
- Ceiling fan
- Large window with plantation shutters providing abundant natural light
- Oversized walk-in closet
- Bathroom
 - Tile flooring
 - Kohler toilet
 - Single vanity with white painted cabinetry, white porcelain tile countertop and backsplash, Kohler sink with polished chrome fixtures
 - Large mirror with sconce lighting above
 - Stall shower with seated bench and polished chrome fixtures

Laundry Room

- Speed Queen washer and dryer
- White painted cabinetry
- Kohler sink with polished chrome fixtures

Bathroom

- Beadboard wainscoting
- Window with plantation shutters providing abundant natural light
- Single vanity with white cabinetry, porcelain tile countertop and backsplash, Kohler sink with polished chrome fixtures
- Large mirror with sconce lighting above
- Kohler toilet
- Stall shower with porcelain tile surround, polished chrome fixtures, and glass enclosure

Bonus Room

- Spacious room for multi-purpose use
- Wall-to-wall carpet
- Vaulted ceiling
- Large windows providing abundant natural light with vineyard views
- Various built-ins
- Large storage closet with corner lockable cabinet
- Accessed by separate staircase

Three Car Garage

- Concrete floor
- Overhead lighting
- Extra depth providing space for storage
- Built-in cabinetry and work shop bench and utility sink
- Temperature controlled wine cellar with approximately 600 bottle capacity

Outdoor Living

- Large wrap-around patio
- Pergola with remote controlled adjustable upper slats and outdoor fan
- Trellis with remote controlled adjustable upper slats, outdoor fan, and remote controlled sun screen
- Gravel bed, grass, and flagstone deck
- Raised vegetable beds
- Bocce court
- In-ground heated pool with integral spa
- Vineyard and mountain views
- Fence around back property
- Fountain
- Garden lighting
- Built-in speakers at back porch, side porch, and rock speakers
- Automatic front garage lights and front post lights operated via light sensor located above air condensers in backyard

Vineyard

- 1.64 +/- acres
- Varietal: Sauvignon Blanc
- Spacing: 5' x 8'
- Rootstock: 1103P
- Originally planted as Merlot
- Grafted to Sauvignon Blanc in 2005 and 2007
- Vineyard farming: Saviez Vineyards
- Grape purchase: Evergreen contract in place with Judd's Hill through 2019 (Judd's Hill would like to continue with new owner)
- Harvest data
 - 2013: 9.25 tons, \$1,850/ton
 - 2014: 6.207 tons, \$2,000/ton
 - 2015: 3.312 tons, \$2,000/ton
 - 2016: 5.994 tons, \$2,000/ton
 - 2017: 6.9465 tons, \$2,143.60/ton
 - 2018: 4.61 tons, \$2,279.18/ton

Infrastructure

- HVAC: forced air gas heating and air conditioning
 - 3-zone for main floor
 - Separate unit for bonus room
 - Separate unit for upstairs bedrooms
- Water: Calistoga City Water
- Sewer: Calistoga City
- Gas: PG&E
- Electric: PG&E
- Kinectico water softener
- Tankless water heater
- Phone: Xfinity
- Internet: Xfinity
- TV: Xfinity
- Security: AT&T

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