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3340 Linda Mesa Way

Property Notes

[www.3340LindaMesa.com](http://www.3340LindaMesa.com)

General

- APN: 041-631-012-000
- 1.096 +/- acre parcel
- Property built in 1995
- Seller purchased property in 2007
- Two story 2,434 +/- sq. ft. residence, 4BD/2.5BA
- Private, knoll-top setting in prime Brown's Valley location
- Verdant views of mountains, rolling hills and woodlands
- Property borders City maintained open space
- Adjacent to Century Oaks neighborhood park
- Gorgeous outdoor entertaining areas and gardens
- Minutes from downtown Napa, shopping, and dining

Exterior

- Newer Hardie Board siding
- Newer windows
- Newer Ipe hardwood decking
- Composition roof
- RV parking

Entryway

- One coat closet, two storage closets
- Hall closet with washer, dryer and upper cabinets
- Light oak floors

Living Room

- Large bank of windows providing abundant natural light
- View of open space and neighborhood park
- Light oak floors

Dining Room

- Views and abundant natural light
- Built-in cabinetry
- Combination of recessed and overhead fixture lighting
- Light oak floors

### Family Room

- Abundant natural light
- Recessed lighting
- Wood burning fireplace with tile surround and wood mantel
- Sliding glass door leading to outdoor entertaining area

### Kitchen

- Picture window with views and abundant natural light
- Tile floor with radiant heat
- Recessed lighting
- White cabinetry with granite countertops
- Stone tile backsplash and surround
- Shaws Original farmhouse apron sink with InSinkErator garbage disposal, brushed nickel fixtures with pull-down faucet, filtered cold and instant hot water spout
- Stainless steel Kitchen-Aid dishwasher
- Center island with granite countertop, Shaws Original farmhouse apron sink with InSinkErator garbage disposal, brushed nickel fixtures with pull-down faucet
- Stainless steel Thermador range with oven and four gas burners
- Stainless steel Zephyr hood
- Stainless steel GE microwave
- Kitchen-Aid refrigerator with external produce drawers, external water and ice dispenser and freezer drawer below

### Powder Room

- White tile floors
- Sconce lighting
- Single vanity with brushed nickel fixtures and tile countertop
- White wood vanity

### Master Suite

- Wall-to-wall low pile carpet
- Bank of windows providing views and abundant natural light
- Walk-in closet with built-in drawers and shelving
- Bathroom
  - Combination of carpet and tile floor
  - Sconce lighting
  - Dual vanity with white cabinetry and granite countertop, under-mount sinks and brushed nickel fixtures
  - Stall shower with glass enclosure, tile surround with shampoo nook and Delta brushed nickel fixtures
  - Heated towel rack
  - White upper cabinet for linen storage

#### Guest Bedrooms (3)

- Wall-to-wall low pile carpet
- Overhead fixture lighting
- Views with abundant natural light
- Ample closet space

#### Guest Bathroom

- White tile floor
- White wood dual vanity with white tile countertop
- Porcelain sinks with brushed nickel fixtures and sconce lighting above
- Shower over tub enclosure with brushed nickel fixtures and tile surround

#### Outdoor Living

- Beautiful gardens and outdoor entertaining areas
- Ipe hardwood deck
- 6-person hot tub
- Flagstone patio and decomposed granite paths
- Pergola with mature wisteria
- Outdoor gas fireplace with built-in BBQ, two gas burners, and sink
- Decorative fountain
- Established landscaping including expansive lawn, rosemary, lavender, Japanese maple, table grapes and fruit trees (olive, peach, cherry, persimmon, flowering plum)
- Fully enclosed vegetable garden with 5 raised beds

#### Garage

- Two car side-by-side with interior access
- Overhead lighting
- Built-in shelving
- Workbench
- Large additional storage area with locking door

#### Infrastructure

- Heating and AC: Two zone forced air gas heating and air conditioning
- Water Heater: Gas
- Electric: PG&E
- Gas: Natural gas PG&E
- Water: Napa City
- Sewer: Napa City

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