



COLDWELL BANKER BROKERS OF THE VALLEY

GLOBAL
LUXURYSM

1110 Bale Lane

Property Notes

www.SandyWalkerNapaValley.com

Overview

- Timeless contemporary country compound
- Property purchased in 1997 and developed in 1998
- Designed and owned by Sandy Walker, Walker & Moody Architects
- 1.32 +/- acre parcel
- 2,859 +/- sq. ft. two story 2 bedroom/3 bath contemporary residence
- 500 +/- sq ft 1 bedroom/1 bath guest house
- 2-car detached garage
- Wine cellar
- Australian turf tennis court and pavilion
- Classic landscape and beautiful established gardens
- Vineyard views
- Expansive outdoor entertaining areas
- Spacious motor court for off-street parking
- Gated entry

Exterior

- Standing seam metal roof
- Integral color stucco exterior
- Blomberg metal doors and windows

MAIN HOUSE

Features Throughout

- Recessed and track lighting
- Smooth finish walls
- Main level floors: concrete with epoxy finish
- Upper level floors: white oak hardwood
- Extra high ceilings
- Large windows providing abundant natural light and views
- Elevator serving first and second floors

Entry & Great Room

- Expansive space for living and dining
- Edison light chandelier over dining area
- Floor to ceiling windows with powered shades
- Wet bar with white oak cabinetry, soapstone countertop, stainless steel under-mount sink with polished chrome fixture and glass shelving
- Rumford wood burning fireplace with concrete hearth and adjacent firewood storage box
- Floor to ceiling glass wall and door leading to sunroom/loggia
- Spiral staircase leading to the second and third levels
- Built-in speakers
- Elevator at front entrance

Sunroom/Loggia

- Year-round Indoor/outdoor living area for dining and sitting
- Built on-grade, level with pool terrace
- Glass and metal roll-up doors provide open access to outdoors and views

Kitchen

- White oak cabinetry with soapstone countertop
- 2 stainless steel under-mount sinks with In-Sink-Erator garbage disposal and Grohe brushed chrome fixtures
- Center island with storage, bar seating for two, butcher block counter, and Viking professional 24 bottle wine cooler
- 2 Miele stainless steel dishwashers, one at waist level for easy loading and unloading
- Stainless steel 6-burner Thermador Professional gas range with dual ovens, grill, and custom glass and custom designed metal hood above
- Built-in stainless steel subzero side-by-side refrigerator and freezer
- Extra deep walk-in pantry
- Pocket door entry
- Built-in speakers

Den

- White oak built-in bookshelves and media center
- Central ceiling fan
- Built-in speakers
- Coat closet
- Adjacent bathroom
 - Single vanity with white painted cabinetry and marble counter
 - Medicine cabinet
 - Toto toilet
 - Stall shower with marble tile surround and flooring, shampoo shelf, polished chrome Grohe fixtures and glass enclosure
 - Linen/toiletry shelving

Second Level Landing

- Multiple skylights provide abundant natural light
- Spiral staircase to loft with floor to ceiling windows and private balcony

Master Suite

- Double door entry
- Vaulted ceiling
- Central ceiling fan
- Built-in bookcases
- Wood-burning fireplace with concrete hearth
- Window lookout into great room and spiral staircase
- Private balcony with plantation shutter doors
- Lockable owners closet
- Walk-in closet with recessed lighting and custom built-ins
- Built-in speakers
- Bathroom
 - Marble tile flooring
 - Double vanity with white painted cabinetry, marble countertop, two porcelain sinks with chrome Dornbracht fixtures
 - Mirrored wall with integrated vanity lighting
 - Medicine cabinet
 - Large soaking tub by Porcher with Dornbracht chrome fixtures and detachable water wand
 - Oversized stall shower with marble tile surround and flooring, two polished chrome Grohe showerheads and fixtures, glass enclosure
 - Water closet with toiletry shelving
 - Built-in speakers

Second Floor Office

- Skylights
- Recessed lighting
- White contemporary desk cabinetry and shelving
- Juliet balcony
- Elevator entrance
- Utility closet

Laundry Room

- Recessed lighting
- White painted cabinetry with stainless steel sink and polished chrome fixtures
- Maytag dryer and Whirlpool washer
- Attic entrance
- Built-in shelving

Junior Suite

- Vaulted ceiling
- Central ceiling fan
- Balcony with plantation shutter doors
- Window lookout to sunroom
- Two closets
- Bathroom
 - Marble tile flooring
 - Recessed lighting
 - Two vanities with gray painted cabinetry, marble countertop, two porcelain sinks with Dornbracht fixtures
 - Medicine cabinets
 - Mirrored wall with integrated vanity lighting
 - Large soaking tub by Porcher with chrome Dornbracht fixtures and detachable water wand
 - Water closet with Toto toilet
 - Stall shower with marble tile surround and flooring polished chrome Grohe fixtures and glass enclosure

GUEST HOUSE (ABOVE GARAGE)

Living Room with Kitchenette

- Vaulted ceiling
- Exposed beam ceiling with track lighting
- Juliet balcony
- Coat closet
- Built-in bookcases
- White painted cabinetry, marble countertop, recessed lighting above, Roper dishwasher, GE mini fridge, stainless steel sink with polished chrome fixtures
- Built-in speakers

Bedroom

- Wool sisal wall-to-wall carpet
- Vaulted ceiling
- Track lighting
- Large window providing abundant natural light
- Closet

Bathroom

- Marble floor
- Skylight
- Stall shower with marble tile surround and flooring, glass enclosure, polished chrome Grohe fixtures

- Single vanity with white painted cabinetry, marble counter, Kohler under-mount sink with polished chrome fixtures
- Medicine cabinet
- Window over sink

OUTDOOR LIVING

- In-ground heated pool with automatic cover
- In-ground spa
- Expansive pool terrace
- Side terrace with views
- Australian turf tennis court
- Tennis pavilion with tongue and groove ceiling detail and recessed lighting
- "The Grove"
 - Al Fresco dining and sitting area
 - Outdoor kitchen with freestanding barbecue, stainless steel utility sink, stainless steel U-line refrigerator with pergola
- Private park-like setting with beautiful established landscape
 - Gracious oaks, tall cypress, palm tree
 - Expansive lawns
 - Classic shrubs and perennials

INFRASTRUCTURE

- HVAC:
 - Main house: Two zone forced air propane heating and air conditioning
 - Guest house: Forced air propane heating and air conditioning
- Water heater: conventional
- Sewer: standard septic system
- Water: private well

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