



GLOBAL LUXURYSM

2000 Grandview Drive
Property Notes
www.ToyonFarmNapaValley.com

PROPERTY SUMMARY

- Total privacy, 20 minutes from downtown Napa and 1 hour from San Francisco
- Gorgeous setting with expansive vineyard and mountain views
- Two irrigation ponds
- Abundant high quality, great tasting well water
- Private road access with security gate
- Deeded 40' access to Hwy 12 and winery potential
- Vineyard
 - Carneros and Napa Valley AVAs
 - 29.98 +/- total acres planted to Chardonnay and Pinot Noir
 - 3.45 +/- additional acres plantable
- Equestrian facility
 - Fully operational premium training and boarding facility
 - 39,000 +/- sq. ft. of indoor barns and training facilities
 - Outdoor arena, jumping ring and lunging ring
- Residential
 - Main Residence: 3BD/2.5BA, 4,000 +/- sq ft
 - Estate Manager's Residence: 2BD/2BA, 2,000 +/- sq ft
 - In-ground heated pool and hot tub
 - Beautiful landscaping
- Design Team
 - Original Architect: Robert Keenan
 - Remodel Architects: Marcel Sedletzky (main house) and Ricardo Legorreta (front courtyard and water feature at barn, front of main house)
- Total Acreage: 80.59 +/- acres, purchased in 1993
 - APN # 047-100-059-000: 17.78 +/- acres
 - APN # 047-100-060-000: 40 +/- acres
 - APN # 047-100-061-000: 22.81 +/- acres

VINEYARD

- Total planted acreage: 29.98 +/- acres
 - Chardonnay: 16.08 +/- acres
 - Pinot Noir: 13.9 +/- acres
 - Fallow: 3.65 +/- acres
- 6' 6" x 4' Spacing
- Planted between 1998 and 2015
- Carneros AVA
- Grape Customers
 - Chardonnay: AXR/THVS, Alpha Omega, Ancien, Duckhorn, Fait Main, E & J Gallo
 - Pinot Noir: Ancien, Saintsbury

EQUESTRIAN FACILITY

Structures

- Approximately 39,000 sq ft of interior space
 - Interior arena : 10,800 +/- sq ft
 - Barn A: 4,750 +/- sq ft
 - Barn B: 4,750 +/- sq ft
 - Barn C: 4,750 +/- sq ft
 - Barn D: 4,750 +/- sq ft
 - Hay barn: 4,500 +/- sq ft
 - Indoor lunging area: 2,000 +/- sq ft
 - Covered horse paddock: 2,800 +/- sq ft
- Clear heart redwood throughout stable area with knotty pine ceilings
- Gladding McBean tile and corten steel roofs

Interior

- Arena 60' x 180' with mirrors, lights, speaker system and Attwood Equestrian Surfaces' polymer coated synthetic footing
- Viewing room overlooking indoor arena; sink, refrigerator and dishwasher
- 33 stalls
- 3 tack rooms
- 2 wash racks (1 outdoor)
- 8 grooming and tack up areas
- 2 locker rooms with 26 lockers
- 3 grain storage rooms
- 3 restrooms (1 with shower)

- Laundry room with washer and dryer
- Indoor lunging area
- 1 large hay barn with 2 bays for truck deliveries of shavings
- 1-bedroom trailer cottage fully equipped for live-in employee(s)

Outdoor

- Arena 85' x 220' with Attwood Equestrian Surfaces' sand/fiber/polymer mix footing, underground drainage system, full sprinkler coverage and a sound system
- Large oval jumping ring with sand/fiber mixed footing and sprinkler coverage
- Ample water from 2 irrigation ponds
- 80 acres of vineyards and oak woodlands available for trail riding
- 66' diameter covered lighted lunging ring with Attwood footing and sprinklers
- 10 separated 40' square sand turn-out paddocks with vinyl fencing and automatic waterers

MAIN RESIDENCE

Overview

- 4,000 +/- sq ft interior space
- Elevated location with beautiful vineyard and rolling hill views
- 3BD/2.5BA
- Built in 1984
- Extensive remodel completed in 1995, designed by Marcel Sedletzky
- Polished concrete tile floors in many rooms
- Textured plaster walls
- Custom solid mahogany doors
- Expansive polished concrete tile terraces and patios

Exterior

- Gladding McBean tile roof
- Textured stucco walls

Covered View Porch, Original Entrance

- Polished concrete tile flooring
- Spacious areas for outdoor seating
- Gorgeous vineyard and rolling hill views
- Lighting above

Great Room: Living and Dining

- Cathedral ceiling with clear Douglas fir tongue and groove detail and accent beams
- White oak hardwood and polished concrete tile floors
- Track lighting
- Mahogany built-in cabinetry
- Sconce lighting
- Built-in couches with center wood burning fireplace and copper chimney
- Large picture window providing abundant natural light and view to Carneros vineyards
- Two sets of French doors leading to pool area and two sets leading to al fresco dining patio
- Wet bar with mahogany cabinetry, floating glass shelves, blue ceramic tile counter, surround and backsplash, porcelain sink with brass fixtures

Kitchen

- Natural wood tongue and groove ceiling
- Recessed lighting
- Stainless steel Thermador Professional double ovens
- Sub-Zero side-by-side refrigerator and freezer with mahogany cabinet fronts and secondary Sub-Zero refrigerator with mahogany cabinet front
- Wolf 6-burner gas cooktop with copper backsplash and hood with patina finish
- Bosch stainless steel dishwasher
- Mahogany cabinetry and Caesarstone countertop
- Dual sided stainless steel under-mount sink with Maytag garbage disposal and brushed chrome fixtures
- Breakfast area with large windows providing abundant natural light and pool views
- Five light pendant light fixture

Butler's Pantry/Laundry Room

- Mahogany cabinetry, Caesarstone countertops and stainless steel under-mount sink
- Access to pool area and back patio
- GE washer and dryer

Loft/Family/Media Room

- Cathedral ceiling with clear Douglas fir tongue and groove detail and accent beams
- Wall-to-wall carpet
- Mahogany bead board accent wall
- Separate office and two storage rooms

Hall Leading to Bedrooms

- Clear Douglas fir tongue and groove arched ceiling
- Coat closet and linen closet

Master Suite

- Clear Douglas fir tongue and groove ceiling detail
- Large windows providing abundant natural light
- Access to back deck and pool area
- Wood burning fireplace with porcelain tile surround
- Two walk-in closets with built-ins and cedar flooring
- Bathroom
 - Dual mahogany vanity with concrete tile countertop, two porcelain sinks with brass fixtures, and wall-to-wall mirror
 - Recessed and overhead lighting
 - Wall-to-wall mirror
 - Shower over jetted tub with Speakman brass fixtures, detachable water wand, and concrete tile surround
 - Water closet with Toto toilet and mahogany linen cabinet

Right Guest Bedroom

- Track and sconce lighting
- Vaulted ceiling with clear Douglas fir tongue and groove detail and accent beams
- Large windows providing abundant natural light and vineyard views
- Access to outdoor patio

Shared Bathroom

- Dual vanity with mahogany cabinetry, polished concrete tile countertop, two Ceko porcelain sinks with brass fixtures and wall-to-wall mirror
- Stall shower with polished concrete tile surround, glass enclosure, shampoo nook, recessed lighting, brass Grohe fixtures and detachable water wand
- Mahogany linen cabinet
- Water closet with Toto toilet

Left Guest Bedroom

- Vaulted ceiling with clear Douglas fir tongue and groove detail and accent beams
- Track lighting
- French doors leading to back deck and pool area
- Large windows providing abundant natural light
- Large closet with cedar interior

Half bath

- Single vanity with mahogany cabinetry, concrete tile countertop and porcelain sink
- Recessed lighting

Subterranean Wine Cellar and Tasting Room

- Located on lower level
- Temperature controlled cellar with built-ins for approximately 5,500 bottles
- Tasting room with rock accent wall, built-in cabinetry and pendant light fixture

Outdoor Living

- Al fresco dining patio with wood burning fireplace/barbecue and clear Douglas fir tongue and groove ceiling detail with accent beams
- Dramatic views of Carneros vineyards and rolling hills
- In-ground heated pool with automatic cover
- Covered pool patio
- Hot tub
- Beautiful established landscaping

Three Car Garage

- Side-by-side parking
- Automatic garage door openers
- Douglas fir tongue and groove ceiling detail and accent beams
- Track lighting
- Built-in work bench with storage
- Stainless steel commercial sink

ESTATE MANAGER'S RESIDENCE

Overview

- 2,000 +/- sq ft interior space
- 2BD/2BA
- Polished concrete tile flooring
- Textured plaster walls

Exterior

- Gladding McBean tile roof
- Textured stucco walls

Entryway

- Office nook with built-in desk and picture window
- Coat closet
- Recessed lighting

Open Living and Dining Room

- Recessed lighting
- 4 light chandelier
- Large windows with expansive vineyard views
- Oak hardwood and polished concrete tile flooring
- Built-in cabinetry and bookshelves
- Wood burning stove/fireplace
- Two sets of French doors leading to patio
- Vaulted ceiling with Douglas fir tongue and groove ceiling detail and accent beams

Kitchen

- Oak built-in cabinetry
- Whirlpool electric 5-burner range
- GE microwave
- Maytag refrigerator and freezer drawer below
- Dual-sided stainless steel under-mount sink with Kitchen-Aid garbage disposal
- Whirlpool dishwasher
- French doors leading to back patio

Laundry Closet

- Built-in cabinetry
- Amana washer and dryer

Main Suite

- Vaulted ceiling with clear Douglas fir tongue and groove ceiling detail and accent beams
- French doors leading to front patio
- Two oversized closets
- Bathroom
 - Single vanity with concrete tile countertop and porcelain sink
 - Mirrored medicine cabinet
 - French doors leading to front deck

Junior Suite

- Recessed lighting
- Vaulted ceiling with clear Douglas fir tongue and groove ceiling detail and accent beams
- Oversized closet
- French doors leading to back patio
- Bathroom
 - Single vanity with concrete tile countertop and porcelain sink
 - Mirrored medicine cabinet
 - Stall shower

Outdoor Living

- Covered front patio
- Back patio with trellis
- Hot tub
- Landscape with drought resistant plantings, drip irrigation, and garden lighting
- Carport

INFRASTRUCTURE

- Water:
 - Well: 80 gpm when drilled, feeds both dwellings and the barn
 - Two irrigation ponds: used for landscaping and vineyard
- Drainage pond
- Septic: 2 engineered systems
 - Main house, estate manager's residence, part of front barn
 - Remainder of equestrian facility
- Gas: Propane
- Electric: PG&E
- HVAC:
 - Main residence: 2-zone forced air heating and cooling
 - Estate manager's residence: Single zone forced air heating and cooling
 - Equestrian facility offices: wall-mounted heat pumps
- TV: Xfinity
- Phone: Xfinity
- Internet: Xfinity
- Bay alarm burglar and fire system for main residence, estate manager's residence, and equestrian facility
- Central vacuum system servicing the main residence

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