



PROPERTY NOTES

MODERN FARMHOUSE NAPA VALLEY

1135 Rutherford Road

www.ModernFarmhouseNapaValley.com

OVERVIEW

- + Built in 2011
- + 0.34 +/- acre parcel with gorgeous vineyard views
- + 4,145 +/- sq ft two-story modern farmhouse: 4 bedrooms, 4 full baths
- + Design/Build Team
 - o Builder: Bruce Chinberg
 - o Architect: David Rulon
 - o Designer: Benjamin Dhong
 - o Landscape design: Claudia Schmidt
- + 2-car side-by-side attached garage
- + In-ground heated salt water swimming pool with integral spa
- + Expansive outdoor entertaining areas
- + Conveniently located on Rutherford Cross and top Napa Valley amenities

MAIN RESIDENCE

- + Hardie Board exterior
- + Standing seam metal roof
- + Open floor plan with tall ceilings
- + Recessed halogen lighting
- + Hand finished wide plank oak hardwood flooring throughout
- + Marvin windows as well as custom Northstar windows and doors throughout

Entryway

- + Coat closet
- + Rustic ceiling light fixture

Great Room (Living Room, Dining Room, and Kitchen)

- + Oversized pocketing sliding door leading to back deck, pool and vineyard views
- + Tongue-and-groove and beam ceiling detail
- + Built-in speakers
- + Abundant natural light
- + Gas fireplace with antique French surround and mantle
- + Modern Brass branching globes chandelier

Kitchen

- + Custom cabinetry with Calacatta marble countertops and backsplash, open shelving, Blanco dual-sided stainless steel under-mount sink with polished chrome fixture, and garbage disposal
- + Pocketing window above sink
- + Center island with butcher block countertop, Elkay stainless steel under-mount sink and polished chrome fixtures, spice rack cabinets, and freezer drawers with cabinet fronts
- + Miele full size dishwasher with cabinet front
- + Kitchen-Aid glassware dishwasher with cabinet front
- + Stainless steel and glass front Sub-Zero refrigerator
- + GE Monogram stainless steel double ovens
- + Wolf gas 4-burner cooktop and griddle with pot filler above, stainless steel hood, and porcelain tile backsplash
- + Pendant light fixtures
- + Built-in speakers
- + Wine cellar with temperature control and approx. 800 bottle capacity, custom racking, and track lighting
- + Walk-in pantry with open shelving, Calacatta marble countertops, imported French tile flooring, and stainless steel Kitchen-Aid refrigerator

Media Room

- + Large windows providing abundant natural light and garden views
- + Pocketing doors providing privacy from great room
- + Wood paneling wall detail
- + Restoration Hardware sconce lighting
- + Ceiling fan

First Floor Office/Bedroom

- + Large window providing abundant natural light and garden views
- + Tongue-and-groove ceiling detail

Lower Full Bath

- + Mosaic marble tile floor
- + Wainscoting wall detail
- + Stall shower with subway tile surround, Ann Sacks tile flooring, glass enclosure, and polished chrome fixtures
- + Single vanity with limestone countertop, porcelain under-mount sink, and polished chrome fixtures

- + Medicine cabinet
- + Toto toilet

Stairwell/Hall

- + Large window providing abundant natural light and garden views
- + Window bench
- + Restoration Hardware sconce lighting
- + Wrought iron 7-light Restoration Hardware chandelier

Master Suite

- + Vaulted ceiling with tongue and groove ceiling detail with beams
- + Built-in speakers
- + Large windows providing abundant natural light and vineyard views
- + Ceiling fan
- + Built-in shelving and bookcases
- + Gas fireplace with Ann Sacks tile surround and hearth with painted wood mantle
- + Two large walk-in closets with custom built-ins
- + Gym
 - o Vaulted ceiling with tongue and groove ceiling detail with beams
 - o Built-in bookshelves and storage
 - o Ceiling fan
- + Bathroom
 - o Two large walk-in closets with custom built-ins
 - o Ann Saks tile flooring
 - o Vaulted ceiling
 - o Shiplap wainscoting
 - o Alabaster pendant light fixture
 - o French doors leading to balcony with vineyard views
 - o Two vanities with custom white painted cabinetry, porcelain under-mount sinks, Carrara marble countertops, and polished chrome fixtures
 - o Sconce lighting
 - o Freestanding oversized soaking tub with polished chrome fixtures
 - o Stall shower with subway tile surround and marble mosaic tile floor, shampoo nook, seated bench, polished chrome fixtures with detachable water wand, Mr. Steam, and glass enclosure
 - o Water closet with Toto toilet

Guest Room, North

- + Vaulted ceiling
- + Large windows providing abundant natural light
- + Ceiling fan
- + Tongue and groove ceiling detail
- + Walk-in closet with custom cabinetry and recessed halogen lighting
- + Bathroom
 - o French limestone flooring
 - o Sconce lighting
 - o Shiplap wall siding
 - o Single vanity with custom cabinetry and Carrara marble countertop, porcelain under-mount sink and polished chrome fixtures

- Shower over jetted tub with subway tile surround and Carrara marble trim, polished chrome fixtures, and shampoo nook
- Toto toilet

Guest Room, South

- + Vaulted ceiling
- + Large windows providing abundant natural light
- + Ceiling fan
- + Tongue and groove ceiling detail
- + Fabric wall paper
- + Walk-in closet with custom cabinetry and recessed halogen lighting
- + Bathroom
 - French limestone flooring
 - Sconce lighting
 - Shiplap wall siding
 - Single vanity with custom cabinetry and marble countertop, porcelain undermount sink and polished chrome fixtures
 - Shower over jetted tub with subway tile surround and Carrara marble trim, polished chrome fixtures, and shampoo nook
 - Toto toilet

Laundry Room

- + Custom cabinetry with stone countertop and open shelving
- + Porcelain mosaic tile flooring
- + Built-in storage cabinets
- + Porcelain undermount sink with brushed chrome fixtures
- + Whirlpool Duet washer and dryer

OUTDOOR LIVING

- + Sweeping vineyard views
- + In-ground salt water heated swimming pool with integral spa
- + Expansive Ipe deck for dining and lounging
- + Established landscape including lawn, hedges, rose bushes, perennials, crepe myrtle, jasmine, and grasses
- + Beautifully manicured front entry and garden with brick pathways
- + Raised vegetable beds

INFRASTRUCTURE

- + HVAC: Central air and heat
- + Water: City for main house and private well for landscaping irrigation
- + Sewer: Engineered septic
- + Gas: PG&E

- + Electric: PG&E
- + Water heater: On-demand
- + Internet: Kelton Consulting
- + TV: DirecTV
- + Phone: AT&T
- + Media System: Whole house system through Summit Electric with integrated speakers
- + Alarm/Security: Summit Electric

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