



PROPERTY NOTES

GALATEA NAPA VALLEY

256 N Fork Crystal Springs Road

www.GalateaNapaValley.com

OVERVIEW

- + High-end custom-built estate
- + Main portion of home completed in 2003 and extensions in 2007 and 2010
- + Private 46.47 +/- acre parcel with sweeping valley floor views
- + 8,261 +/- sq ft two and one-half story main residence: 4 en-suites with baths, 2 half baths
- + 950 +/- sq ft guest house: studio, 1 bath, kitchen
- + 4,500 bottle wine cave
- + Design/Build Team
 - o Architect: Robert Gregory
 - o Builder: Total Concepts
 - o Landscape design: Liesel Eisele
- + Crestron AV system
- + 2-car detached garage with abundant storage
- + Asphalt driveway with gravel courtyard
- + Private gated entrance
- + Solar system
- + Heated swimming pool with integral spa
- + Fountain and outdoor shower
- + Expansive outdoor entertaining areas, outdoor kitchen with pizza oven, BBQ, and grill
- + Extensive fenced in gardens and walkways
- + Application for 5.5 +/- (gross) acre vineyard submitted November 2019

MAIN RESIDENCE

- + Limestone stucco exterior

- + Slate tile roof
- + Copper gutters
- + Custom made French Oak windows and doors with pewter handles, wide plank oak hardwood floors, as well as library cabinetry, paneling, and staircase all crafted and imported from Boiseries et Decoration in France
- + Recessed halogen lighting
- + Flooring:
 - o Limestone and marble tiling
 - o Wide plank French oak hardwood
 - o 1,200 square feet of hand inlaid mosaic marble and limestone tile
- + One original antique granite fireplace and one grand limestone fireplaces each from France
- + Hand rubbed smooth Limestone plaster walls in most rooms (ones without colored paint)

Foyer

- + Handcrafted double hung rams' heads grand entry doors imported from France
- + Mosaic tile floor
- + Crown and floor molding
- + French doors leading to backyard
- + Built-in speakers with volume control
- + Crown molding
- + 23 – 24 ft ceiling height
- + Grand 24-light chandelier

Grand Staircase

- + French white Limestone
- + Custom wrought iron railing with gold leaf detail
- + 8-light chandelier
- + Large windows providing abundant natural light
- + Custom vaulted dome with pine tongue and groove detail – built on site
- + 35 ft ceiling height

Family Room

- + French white Limestone and black marble inlay flooring
- + Custom powered drapes
- + Barrel vaulted ceiling with custom brickwork detail
- + Floor molding
- + Two 18-light chandelier
- + Built-in speakers
- + Grand wood-burning fireplace with French Limestone custom mantle, surround, and hearth
- + Large widows providing abundant natural light
- + 23 – 24 ft ceiling height

Dining Room

- + Wide plank French oak hardwood
- + Coffered ceiling detailing and floor molding

- + Large windows providing abundant natural light
- + Built-in speakers with volume control
- + Sconce lighting
- + 8-light chandelier
- + Ceiling lighting

Living Room

- + Versailles pattern French oak hardwood flooring
- + Coffered ceiling detailing and floor molding
- + Large windows providing abundant natural light
- + Built-in speakers with volume control
- + French doors leading to backyard
- + Ceiling lighting

Gourmet Chef's Kitchen

- + Crown and floor molding
- + Limestone and granite flooring
- + Built-in speakers
- + Two wall-mounted television sets
- + Custom cabinetry with dual colored granite countertops with limestone and marble backsplash
- + Two porcelain under-mount sinks with brushed chrome fixtures and Kitchen-Aid garbage disposals
- + Two 6-light chandeliers
- + Center island
- + La Cornue Grand Palais 4-burner gas range, 1 wok gas burner, 2 electric burners, grill, 1 electric ceramic domed oven and 1 gas domed oven
- + Stainless steel vent with custom archway and encasement
- + 2 Miele Incognito dishwashers with cabinet fronts
- + Décor stainless steel warming drawer
- + Appliance garages
- + Microwave nook
- + GE Monogram side-by-side refrigerator with cabinet fronts
- + Pantry
- + Eat-in dining
 - o 6-light chandelier
 - o Large windows providing abundant natural light
 - o Doors leading to outside
 - o Built-in speakers with Crestron touch screen control
 - o Built-in buffet with custom cabinetry and granite countertops and dog crate

Library Powder Room

- + Sconce lighting
- + Marble flooring
- + French-style toilet
- + Boiserie chest, porcelain sinks, swan fixtures
- + Swan sconce lights
- + Crown and floor molding

Solarium/Conservatory

- + Marble flooring with mosaic edges
- + Built-in speakers with controller
- + Large two-story windows, glass doors, and custom pyramid sky light providing abundant natural light
- + Sconce lighting
- + 4 Queen palms
- + 23 – 23 ft ceiling
- + Beam work detail on ceiling

Jules Verne-style Two-Story Library

- + Custom cabinetry with file storage and glass shelving displays and wood paneling
- + Hideaway TV
- + Wood-burning fireplace with antique surround and mantle
- + 2 6-light chandeliers
- + French doors leading to back deck
- + Sconce lighting
- + Elevator: with Boiserie paneling and accesses main and 2nd level
- + Romeo and Juliette balcony

Pantry Powder Room

- + Limestone and marble flooring
- + Kohler toilet
- + Petite chandelier
- + Single vanity with marble countertop, Kohler under-mount sink, and Broadway Clair Crystal faucet

Utility Room

- + Radiant heat system (throughout whole house)
- + In-house electric hot water storage tanks
- + Upgraded Panasonic phone system
- + Upgraded internet system
- + Crestron system and home server
- + Two Lochinvar water heaters

Laundry Room

- + Custom cabinetry with Buddha stone countertops
- + Kohler farmhouse sink with Cifial brushed chrome fixtures
- + LG Steam washer and dryer with mini washer drawer
- + Overhead lighting
- + GE stainless steel refrigerator
- + Limestone floor with floor molding
- + Storage cabinetry

Cat Pantry

- + Limestone flooring and floor molding
- + Custom cabinetry with granite countertops
- + Kohler farmhouse sink with Cifial brushed chrome fixtures

- + Built-in cat litter box
- + Custom glassware and china storage

Master Suite

- + Wide plank French oak hardwood flooring
- + 14 ft high ceiling with custom coffered ceiling detail
- + Floor molding
- + Large windows providing abundant natural light and valley views
- + Built-in speakers with volume control
- + 9-light chandelier
- + Security panel
- + Bath
 - o Walk-in closet with custom built-ins, gun and jewelry safes
 - o Water closet with Kohler toilet halogen recessed lighting
 - o Built-in speakers
 - o Petite chandelier
 - o Oversized walk-in shower with marble surround, brass fixtures, and glass enclosure
 - o Dual vanity with custom cabinetry with Kohler under-mount sinks, with Phylrich dolphin fixtures
 - o Oversized soaking tub with marble surround and Phylrich fixtures
 - o Large windows providing abundant natural light

Right En-Suite

- + Petite chandelier
- + Large windows providing abundant natural light with mountain and forest views
- + Crown and floor molding
- + Built-in speakers with volume control
- + Wide plank French oak hardwood
- + Two closets
- + Bath
 - o Marble tile
 - o Petite chandelier
 - o Stall shower with limestone and marble surround and marble flooring and Cifial fixtures and glass enclosed
 - o Kohler toilet single vanity with custom cab and marble counter and undermount sink brass fixtures

Left En-Suite

- + Alabaster light fixture
- + Large windows providing abundant natural light with valley views
- + Crown and floor molding
- + Built-in speakers with volume control
- + Oak hardwood flooring
- + Large balcony
- + Two walk-in closets
- + Bath
 - o Marble flooring
 - o Kohler pedestal sink with brushed chrome fixtures

- Kohler toilet
- Sconce lighting
- Kohler shower over tub with marble surround and brushed chrome fixtures with glass enclosure

Secondary Master Suite

- + Wide plank French oak hardwood
- + Large windows providing abundant natural light with valley views
- + Vintage 6-light chandelier
- + Built-in speakers with volume control
- + Crown and floor molding
- + Bathroom
 - Marble flooring
 - Large window with mountain, forest, and valley views
 - Bathtub with detachable water wand and brushed chrome fixtures
 - Water closet with Kohler toilet
 - Stall shower with marble surround and brushed chrome fixtures and glass enclosure
 - Petite chandelier
 - Single vanity with custom cabinetry, marble counter, porcelain under-mount sink and brushed chrome fixtures
 - Sconce lighting
 - Walk-in closet with custom built-ins

Wine Cellar

- + Cedar barrel vaulted ceiling
- + Redwood racking for 4500+ bottles
- + Recessed lighting
- + Built-in speakers with volume control
- + Climate controlled
- + Cedar steps and railing
- + Limestone and marble flooring
- + Custom cabinetry and granite countertops, mosaic backsplash
- + Pendant light fixtures
- + Antique iron door

OUTDOOR LIVING

- + Rear of house fenced in for safety and also allows dogs to roam freely
- + 3,500 +/- sq. ft. ceramic tile patios
- + Infinity edge quarter circle pool with seated bench, heated, chlorine with internal spa
- + 4 trunk Live oak tree in front of pool (pool curves around oak tree)
- + 1,050 +/- sq. ft. pavilion limestone and marble flooring, limestone pillars, 12 barrel vaulted domes, built-in speakers and AV capability
- + Three lawns, flower gardens. and extensive walkways
- + Archer sundial sculpture

- + Fruit trees
- + Terraced veggie and rose gardens
- + Compost bin
- + Garden lighting
- + Marble Greek fountain of Achilles and Ajax playing draughts during Trojan War
- + Dionysus (god of wine) mosaic outdoor shower
- + Solid French limestone steps and extensive Napa field stone steps, patios, and walkways
- + Valley, vineyard, and mountain views
- + Outdoor kitchen: river stone granite countertops, cutting board, Lynx stainless steel trash door, stainless steel sink with brushed chrome fixtures, Lynx warming drawer stainless steel, Lynx oversized stainless steel grill, two stainless steel Lynx refrigerators, island, Napa field stone surround, 2 gas burners, Mugnaini wood-burning pizza oven
- + Napa field stone terraced walls
- + Limestone and marble staircase
- + 1,200 +/- sq. ft. storage room (1800 sq ft, conditioned): industrial stainless steel sink, GE freezer, built in desk, half bath, walk-in closet
- + Three water and one electrical out buildings – one of the water building houses the water filtration systems, 3 wells all tied together at 135 GPM, sprinkler system surrounding buildings, 3 fire hydrants and wet draft hydrant

GUEST HOUSE

Great Room

- + Recessed halogen lights
- + Beamed high ceiling
- + Built-in bookcases
- + Seated bench with built-in queen sized bed
- + Large windows providing abundant natural light
- + Wide plank French oak hardwood
- + French limestone wood-burning fireplace, grand, Stag integral sculpture
- + Built-in desk and overhead shelving
- + Outdoor patio with lighting and speakers

Kitchen

- + Custom cabinetry with granite countertops
- + GE profile refrigerator
- + Kitchen-Aid dishwasher
- + Stainless steel sink with brushed chrome fixtures and In-Sink-Erator garbage disposal
- + GE profile 4-burner gas range
- + GE Profile microwave
- + Walk-in closet with
- + Maytag stackable washer and dryer
- + HVAC system

- + Bathroom
 - o Limestone flooring
 - o Kohler toilet
 - o Shower over tub with marble surround Cifial fixtures and glass enclosure
 - o Kohler pedestal sink with brass fixtures
 - o Sconce lighting
 - o HVAC system

INFRASTRUCTURE – MAIN HOUSE

- + HVAC: Forced A/C and heat as well as radiant floor heat
- + Water: 3 private wells and two 2,800 gallon storage tanks
- + Three fire hydrants, 1 pool fed wet draft hydrant, and ground water sprinkler system
- + Sewer: Engineered septic system
- + Gas: Propane
- + Electric: PG&E
- + Solar:
 - o PV system power: 45.7 kWp
 - o Installed in 2004-7
- + Water heater: 2 Lochinvar boilers and 2 electric hot water storage tanks
- + Internet: Kelton Consulting with recently upgraded internet and network system
- + TV: DirecTV
- + Phone: AT&T and advanced Panasonic phone
- + Alarm/Security: Silverado Alarm
- + Crestron AV system

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