



PROPERTY NOTES

CALISTOGA VIEW RETREAT

454 Kortum Canyon Road, Calistoga

www.CalistogaViewRetreat.com

OVERVIEW

- + Residence built in 1993
- + Seller purchased property in 1998
- + Private 4.47 +/- acre parcel
- + 3,532 +/- sq ft single story residence: 3 bedrooms, study/den, 4 full baths, 1 half bath
- + 3-car attached garage
- + Pebble-Tec swimming pool with adjacent spa
- + Expansive outdoor entertaining areas, lawns, terraces, and garden areas
- + Conveniently located to downtown Calistoga and top Napa Valley amenities

MAIN RESIDENCE

- + Stucco exterior
- + Composition roof
- + Gated entry
- + Private driveway
- + Motor court
- + Saltillo tile floor and new wall-to-wall carpet throughout
- + Built-in speakers in several rooms

Entryway

- + French doors leading to back terrace and lawns
- + Skylight
- + Built-in speakers
- + Custom millwork columns
- + Recessed lighting

Formal Dining Room

- + Recessed halogen lighting
- + Wrought iron and alabaster six light chandelier
- + Built-in speakers
- + French doors leading to front terrace

Formal Living Room

- + Built-in speakers
- + Wall-to-wall carpet
- + French doors leading to front terrace
- + Halogen spotlights
- + Built-in $\frac{3}{4}$ " glass shelving and storage
- + Gas log fireplace with limestone surround and hearth

Kitchen

- + Skylight
- + Recessed lighting
- + Limed oak cabinetry with granite countertops and backsplash
- + Two stainless steel under-mount sinks both with In-Sink-Erator garbage disposals and polished chrome Moen fixtures
- + Marvel 18 bottle wine refrigerator
- + Kitchen-Aid dishwasher
- + Stainless steel Russel Range 6-burner gas cooktop with stainless steel Vent-a-Hood above
- + Subzero side-by-side refrigerator and freezer with cabinet fronts
- + GE built-in oven
- + GE built-in microwave
- + Large walk-in pantry with built-ins, shelving, and limestone countertop
- + French doors leading to back terrace, with installed phantom screens

Family Room

- + Tongue and groove light-washed oak ceiling
- + Recessed lighting
- + Built-in speakers
- + Ceiling fan
- + Large windows providing abundant natural light and views to Mt. St. Helena
- + Gas log fireplace with cast concrete surround and mantle

Wet Bar and Wine Room

- + Whirlpool icemaker
- + Limed oak cabinetry and granite countertop and backsplash
- + Stainless steel sink with polished chrome fixtures
- + Temperature controlled wine cellar with recessed lighting and freestanding racks accommodating approx. 360+ bottles

Powder Room

- + Recessed lighting
- + Wall-to-wall mirror

- + Sconce lighting above
- + Single vanity with granite countertop, porcelain sink, polished chrome fixtures

Office/Library/Bedroom

- + Recessed lighting
- + French doors with installed Phantom screens leading to the olive tree garden front yard and single door leading to front terrace
- + Large windows providing abundant natural light from east, south, and west exposures
- + Built-in desk and shelving
- + Ceiling fan
- + *Room and adjacent full bathroom could be completely closed off from the rest of the house and potentially used as a home office or au pair suite

Full Bathroom

- + Overhead lighting
- + Single vanity with porcelain tile countertop, porcelain sink, and polished chrome fixtures
- + Wall-to-wall mirror
- + Skylight
- + Storage cabinet
- + Kohler shower over tub with porcelain tile surround and polished chrome fixtures

Hall Leading to Bedrooms

- + Recessed lighting
- + Coat/linen closet
- + Abundant built-in storage cabinetry

Master Suite

- + Recessed lighting
- + Ceiling fan
- + Two walk-in closets with built-in dressers and cedar plank flooring
- + Gas log fireplace with limestone surround
- + Built-in speakers
- + French doors with installed phantom screens leading to back terrace, lawns and pool area
- + Bathroom
 - o Stall shower with porcelain tile surround, glass enclosure, and polished chrome fixtures
 - o Oversized jetted soaking tub with porcelain tile surround
 - o Two vanities with porcelain tile countertops, porcelain sinks, polished chrome fixtures and make-up vanity
 - o Overhead lighting

Guest Room, Right

- + Ceiling fan/light fixture combo
- + Large mirrored closet
- + Door leading to front terrace
- + Built-in desk and shelving

- + Built-in dresser and media cabinetry
- + Bathroom
 - o White porcelain tile floor
 - o Built-in storage cabinetry
 - o Single vanity with porcelain tile countertops, granite backsplash, porcelain sink with polished chrome fixtures
 - o Wall-to-wall mirror
 - o Kohler shower over tub with porcelain tile surround and polished chrome fixtures

Guest Room, Left

- + French doors leading to back terrace, lawns and pool area
- + Mirrored closet
- + Ceiling fan and light fixture combo
- + Bathroom
 - o Single vanity with porcelain tile countertop and backsplash, porcelain sink, and polished chrome fixtures
 - o Wall-to-wall mirror
 - o Overhead lighting
 - o Kohler shower over tub with porcelain tile surround and polished chrome fixtures

Laundry Room

- + Limed oak cabinetry with porcelain tile countertop and backsplash
- + Deep utility sink with polished chrome fixtures
- + Abundant storage
- + Whirlpool washer and dryer

Garage

- + Three car side-by-side
- + Powered garage door openers
- + Abundant storage with built-in cabinetry on all sides
- + Concrete floor
- + Overhead lighting
- + Work bench
- + Pull down ladder leading to abundant attic space over garage
- + Estate by Whirlpool refrigerator

OUTDOOR LIVING

- + Mature trees providing abundant shade
- + Concrete back terrace
- + Grass lawns
- + Outdoor garden lighting
- + In-ground 15 x 40 ft. pool with adjacent spa
- + Outdoor shower at pool area

- + Stone walls
- + Panoramic valley floor, Palisades, and Mt. St. Helena views
- + Outdoor speakers
- + Drip irrigation system
- + Rose-covered pergola in front of motor court
- + Stainless steel raised vegetable beds
- + Citrus trees
- + Olive trees

INFRASTRUCTURE

- + HVAC: Propane gas heating and air conditioning
- + Water: Private well, brand new total home reverse osmosis system, and ultraviolet light water purification system
- + Water Storage: 5,000 gallon water tank for domestic use and a second 5,000 gallon water tank for irrigation, untreated
- + Sewer: Engineered septic
- + Gas: Propane
- + Electric: PG&E
- + Water heater: Conventional, newly installed in 2018
- + Internet: AT&T U-Verse
- + TV: DirecTV/AT&T
- + Alarm/Security: Bay Alarm

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