



CYD GREER

MOVE SMARTLY

Napa Valley

PROPERTY NOTES

NAPA VALLEY FARMHOUSE RETREAT

7940 St. Helena Highway

www.NapaValleyFarmhouseRetreat.com

OVERVIEW

- + House was built in 1987
- + Designed by William Turnbull
- + Seller purchased the property in 2015
- + Modern farmhouse style
- + 1.87 +/- acre lot
- + 2,217 +/- sq. ft. two story residence
- + 4 bedrooms/3.5 baths
- + Covered wrap-around porch
- + 2-car detached garage
- + Detached temperature controlled wine chalet
- + In-ground heated pool
- + Bocce court
- + Expansive vineyard and mountain views
- + Private location with excellent proximity to wineries and restaurants

RESIDENCE

- + Board and batten wood exterior
- + Composite shingle roof
- + Vertical grain fir paneling with light wash
- + Newly refinished fir floors
- + Abundant French doors and windows

Entryway & Great Room

- + Central pendant light fixture
- + Vaulted ceiling with exposed beams
- + Spacious open area for seating and dining
- + Wood burning fireplace with black granite surround

- + Abundant natural light
- + Built-in shelving and cabinetry
- + Recessed lighting
- + Coat and utility closet
- + French door access to wrap-around porch

Kitchen

- + Recessed lighting and pendant light fixtures
- + Vertical grain fir cabinetry
- + Viking Stainless Steel 4-burner gas range
- + Luton-Aire Generation II microwave with vent
- + U-Line 21 bottle wine cooler
- + Stainless steel sink with polished chrome fixtures, Kitchen-Aid Instant Hot water, reverse osmosis filter and Kitchen-Aid garbage disposal
- + Stainless Steel Kitchen-Aid Dishwasher
- + Stainless Steel Viking 36 inch refrigerator with freezer drawer below
- + Built-in pantry
- + Large windows providing natural light
- + Access to wrap-around porch

Powder Room

- + Linoleum tile flooring
- + Recessed lighting
- + Toto toilet
- + Single vanity with under-mount Kohler sink with polished chrome fixtures
- + Access to wrap-around porch

Master Suite

- + Large windows providing natural light and vineyard views
- + Access to wrap-around porch
- + Walk-in closet
- + Bathroom
 - o Fir hardwood floor
 - o Recessed lighting
 - o Dual vanity with under-mount sinks and polished chrome fixtures
 - o Medicine cabinet
 - o Skylight
 - o Stall shower with porcelain tile surround and polished chrome fixtures
 - o Toto toilet

Upstairs Bedroom Suite

- + Wall-to-wall carpet
- + Large windows providing natural light
- + Built-in shelving
- + Vaulted ceiling
- + Raised built-in desk
- + Bathroom
 - o Large format Carrera marble tile floor

- Recessed lighting
- Single vanity with under-mount sink and polished chrome fixtures
- Kohler toilet
- Stall shower with subway tile surround and hexagonal tile floor, polished chrome fixtures, seated bench, and glass enclosure
- Large windows providing natural light

Guest Bedroom #1

- + Wall-to-wall carpet
- + Wall-mounted track lighting
- + Two built-in twin beds
- + Large window providing natural light
- + Built-in cabinetry and shelving
- + Closet
- + Single in-bedroom vanity with under-mount sink

Guest Bedroom #2

- + Wall-to-wall carpet
- + Wall mounted track light fixtures
- + Large window providing natural light
- + Single in-bedroom vanity with under-mount sink

Guest Bathroom

- + Porcelain tile floor
- + Recessed lighting
- + Single vanity with under-mount sink and polished chrome fixtures
- + Medicine cabinet
- + Shower over tub with chrome fixtures and porcelain tile surround

Laundry Room

- + Linoleum floor
- + Recessed lighting
- + Maytag washer and dryer
- + Built-in shelving

Garage

- + Detached, two car side-by-side
- + Automatic door opener
- + Extra deep for storage

OUTDOOR LIVING

- + Covered wrap-around porch
- + Bocce ball court
- + Heated in-ground pool with automatic cover
- + Established trees
- + Expansive lawn

- + Drought resistant plantings
- + Automatic irrigation

INFRASTRUCTURE

- + HVAC: Single zone forced air heating and air conditioning, propane
- + Gas: Propane
- + Electric: PG&E
- + Water: Private well
- + Sewer: Standard septic
- + Hot water heater: Conventional propane water heater

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