



## PROPERTY NOTES

# NAPA VALLEY MODERN LUXURY

1323 and 1325 Loma Vista Drive

[www.NapaValleyModernLuxury.com](http://www.NapaValleyModernLuxury.com)

## OVERVIEW

- + High-end modern residence with dramatic panoramic Napa Valley views
- + Two contiguous legal parcels
  - o 1325 Loma Vista Drive
    - APN# 039-670-004-000
    - 10.36 +/- acres
    - Accessed from Loma Vista
    - Purchased in 2015
  - o 1323 Loma Vista Drive
    - APN# 039-670-003-000
    - 1.04 +/- acres
    - Separate entrance
    - Purchased in 2019
- + 3,867 +/- sq ft. main residence: 3 bedroom suites, 1 half bath, great room, media room
- + 660 +/- sq ft. existing stone structure on the second parcel
- + Residence originally built in 2004
- + High-end remodel completed in 2021
  - o General Contractor: Cole Hemingway of H2 Builders Inc.
  - o Architect: Erevan O'Neill of One Design, San Francisco
  - o Interior Concepts & Design – Jean Roccon Rohm
  - o Lighting Design Consultant: Anna Kondolf
  - o Landscape Design: I. Maria White
- + Heated infinity edge pool with integral spa and Endless Pool Swim System
- + Expansive outdoor entertaining areas
- + Spacious parking area with covered parking for two cars
- + 0.55 Net vine acre Cabernet Sauvignon vineyard, grapes sold to award-winning Fortunati Winery
- + Expansion potential of existing vineyard adding 1.0 +/- acres (subject to ECP & County approval)
- + Large flat areas for property expansion (subject to County approval)

- + Dramatic valley and mountain views and far-reaching views to Mt. Tam and Mt. St. Helena
- + 10-12 Minute drive to shopping in Napa

## MAIN RESIDENCE

### Exterior

- + Stucco with color integration and stone exterior
- + Slate roof
- + Copper gutters and downspouts
- + Bluestone patios and walkways
- + “Zor” outdoor fixtures by Tech Lighting
- + Sierra Pacific exterior windows and doors

### Features Throughout

- + Element recessed square LED by Tech Lighting
- + Raked and honed limestone Haussmann tile floors and Carlisle 10” wide Walnut engineered hardwood floors
- + Level 5 smooth wall mirror finish
- + Custom millwork, metal work, and interior doors
- + Ashley Norton and Emtek interior door hardware

### Entryway

- + Custom-gilded Visual Comfort linear aged iron Sputnik chandelier
- + Coat closet with California Closets custom built-ins

### Great Room: Living and Dining

- + Carlisle 10” wide engineered Walnut hardwood floor
- + Trio of custom skylights spanning 20’+
- + Custom finished Tech Lighting cable lights
- + Daikon Dynamic Grand “Stilk” chandelier with custom finish
- + Wood-burning fireplace with Taj Mahal quartzite and custom steel surround by Ray’s Ironworks, Napa
- + 23’ six-panel NanaWall pocketing door in dark anodized bronze, seamlessly leading to entertaining area and pool

### Kitchen & Bar Area

- + Carlisle 10” wide engineered Walnut hardwood flooring in kitchen and Haussmann raked limestone flooring in bar area
- + Daikon Dynamic “Stilk” chandelier
- + Large custom skylight and under-the-counter windows providing abundant natural light
- + Cottonwood custom cabinets with Taj Mahal quartzite countertops and Paramount quartzite slab backsplash with built-in pantry space
- + Elkay stainless steel under-mount kitchen sink with dual finish California Faucets fixtures and Waterinc filtration system
- + Beko dishwasher with custom cabinet front

- + Custom steel center island with Paramount quartzite slab countertop and Sharp built-in microwave drawer
- + Dacor French door refrigerator with freezer compartments below and custom cabinet fronts
- + Viking dual-fuel 8-burner range with two ovens and custom steel hood above
- + Wet bar area with custom cabinetry by Cottonwood, Taj Mahal quartzite countertops, stainless steel Elkay under-mount sink with custom finish pull down bar faucet by California Faucets, Tech lighting cable lights, Fisher & Paykel dishwasher drawer with custom cabinet front, U-line compact refrigerator drawers with custom cabinet fronts

#### **Powder Room**

- + Visual Comfort Covet double box alabaster sconces
- + Custom cabinetry by Regan & Sons with honed Breccia stone slab, onyx vessel sink, and dual finish fixture by California Faucets
- + Oversized dual finish mirror by Baker Furniture
- + Automated Hunter Douglas power shade
- + Toto Maris toilet with Geberit glass actuator

#### **Main Hallway & Stairwell**

- + Carlisle 10" wide engineered Walnut hardwood flooring
- + Visual Comfort Moravian Star gilded iron and antique mirror pendant light fixture
- + Large custom floor-to-ceiling windows providing abundant natural light and views
- + LED foot lighting for evening illumination

#### **Master Suite**

- + Carlisle 10" wide engineered Walnut hardwood flooring
- + Vaulted ceiling
- + Large custom windows providing abundant natural light and stunning views as well as door leading to pool area and French doors leading to private balcony
- + Hunter Douglas automated power shades
- + Visual Comfort Utopia 5-arm chandelier in entry alcove
- + Custom Maverick 52" matte white and burnished brass Monte Carlo ceiling fan
- + ENVIRO gas fireplace with honed Taj Mahal quartzite surround
- + Wall-mounted Samsung 43" Crystal Vision TV
- + Closet with custom California Closets built-ins
- + Bathroom
  - o Custom limestone herringbone flooring by Sonoma Stone
  - o Large custom double skylights and windows providing abundant natural light
  - o Double vanity with custom cabinetry by Regan & Sons, Stellar White marble countertops, Toto under-mount sinks, and with Watermark aged brass fixtures
  - o Wall-to-wall mirror with Stellar White marble trim
  - o Visual Comfort Katie cylinder antique brass and seeded glass pendants
  - o Aquatica Japanese freestanding stone soaking tub with aged brass Watermark fixtures
  - o Open stall shower with large format Daphne White marble tile surround, integrated herringbone limestone flooring, shampoo nook, partial glass

- enclosure, and Watermark aged brass fixtures including rain showerhead and detachable water wand
- o Water closet with Maris Toto wall hung toilet, Geberit glass actuator, and custom cabinetry by Regan & Sons

#### **Main Level Center Hall**

- + Custom skylights
- + Custom built-in book shelves with hampers below by Regan & Sons
- + Visual Comfort David art sconce lighting with hand-rubbed antique brass and bronze dual finish
- + Visual Comfort Melange bronze and alabaster lighting fixture
- + Door leading to entertaining and pool area

#### **Guest Suite #1**

- + Carlisle 10" wide engineered Walnut hardwood flooring
- + Vaulted ceiling
- + Large windows providing abundant natural light and stunning views as well as door leading to pool area
- + Hunter Douglas automated power shades
- + Custom Maverick 52" matte white and burnished brass Monte Carlo ceiling fan
- + Closet with custom built-ins by California Closets
- + Bathroom
  - o Carlisle 10" wide engineered Walnut hardwood flooring
  - o Single vanity with custom cabinetry by Regan & Sons with Stellar White marble countertop, travertine marble vessel sink with California Faucets custom dual finish fixtures
  - o Oversized corner mirror with linear White Cliffs marble tile surround
  - o "Quatro" linear pendant lighting by Visual Comfort with brass and bronze dual finish
  - o Stall shower with large format White Cliffs marble tile surround, linear marble tile flooring, shower seat, shampoo nook, California Faucets fixtures with rain showerhead and detachable water wand, skylight, and sliding glass door enclosure
  - o Maris Toto wall hung toilet with Geberit glass actuator

#### **Guest Suite #2**

- + Carlisle 10" wide engineered Walnut hardwood flooring
- + Vaulted ceiling
- + Large custom windows providing abundant natural light and stunning views as well as door leading to pool area
- + Hunter Douglas automated power shades
- + Custom Maverick 52" matte white and burnished brass Monte Carlo ceiling fan
- + Closet with custom built-ins by California Closets
- + Bathroom
  - o Carlisle 10" wide engineered Walnut hardwood flooring
  - o Single vanity with custom cabinetry by Regan & Sons with Stellar White marble countertop, and Toto under-mount sink with California Faucets fixture
  - o Skylight

- Oversized dual-finish mirror by Baker Furniture
- Hinkley bronze and brass pendant light fixture
- Stall shower with large format Venetian Calacatta marble tiles, and Fonte herringbone marble flooring, shampoo nook, California Faucets rain shower head and detachable water wand, and partial glass enclosure
- Maris Toto wall hung toilet with Geberit glass actuator

### Media and Wine Room

- + Spacious seating areas for wine tasting and TV watching
- + Located on the lower level
- + Valor linear gas fireplace with custom steel surround
- + Samsung 50" crystal vision TV with Sonance surround sound system
- + STACT Pro System wine cellar with racking for 730 bottles, Whisperkool Pro cooling system, custom dual door glass entry, and alloy strip LED lighting
- + Wet bar with custom cabinetry by Regan & Sons and Columbia Cabinets, honed Breccia stone slab countertop, and Elkay stainless steel under-mount sink with dual finish fixture by California Faucets
- + Built-in storage cabinetry and seating area by Regan & Sons and Columbia Cabinets
- + Visual Comfort large Melange bronze and alabaster lighting fixture
- + Hunter Douglas automated power black-out shades

### Laundry Room

- + Custom cabinetry by Columbia Cabinets with Pental quartz Sahara countertops
- + Abundant storage as well as folding counter and hanging rack
- + Electrolux front loading stackable washer and dryer
- + Retractable in-drawer Haefele ironing board
- + Stainless steel under-mount Elkay utility sink with Delta oiled bronze fixtures

## OUTDOOR LIVING

- + Extensive, mature, plantings
- + Beautiful established oak trees throughout the property
- + Expansive al fresco dining and entertaining area around the pool
- + Outdoor kitchen with Artisan Pro stainless steel BBQ, Denver Hampton metal cabinetry with Dekton Nillium countertop, stainless steel under-mount Elkay sink with brushed chrome fixtures, and True compact refrigerator with metal cabinet front
- + In-ground infinity edge pool with integral spa
  - Propane-fired heater
  - Pebbletec finish
  - Wireless remote control
  - Endless Pool Swim System
- + Expansive flat area to the North of the residence allows for future bocce court, vegetable garden, or other outdoor activities
- + Outdoor landscape lighting
- + Automatic irrigation system for landscaped area

## INFRASTRUCTURE

- + HVAC: Two-zone/two-unit forced air A/C and propane-fired heating system with NEST thermostat York A/C is 5 ton units
- + Water:
  - o Two private water wells
  - o Main well generating 25 gpm output, pump limited, per recent test
  - o Additional well permit issued
- + Sewer: 3-bedroom engineered septic
- + Gas: Propane, three 1,000 gallon underground tanks
- + Electric: PG&E
  - o 400 AMP main panel
  - o 220 AMPS to house
- + Water heater: Two gas-fired on-demand tankless Davien, Noritz
- + Fire detection and suppression:
  - o Expansive defensible space created around the residence
  - o Smoke and heat detectors as part of ADT system
  - o Newly insured through a national carrier
- + Internet: Direct fiber connection from residence to Loma Vista AT&T trunk
- + TV: DirecTV available
- + Audio: Sonos wireless with Sonance surround sound system in media room and 4 portable speakers
- + Smart lighting: Selected lighting can be managed by app via Lutron WiFi hub
- + Security
  - o Alarm System: ADT
  - o August lock system for front door
  - o Mobile Vision gate entry system
  - o Interior and exterior HikVision surveillance cameras, 9 total, run by Guarding Vision software system

### Cyd Greer

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