



PROPERTY NOTES

NAPA VALLEY JEWEL

350 Kortum Canyon Road, Calistoga

www.NapaValleyJewel.com

OVERVIEW

- + Historic country estate on 9.05 +/- acres
- + Dramatic views of the Palisades and Mt. St. Helena
- + Property purchased in 1998
- + Structures include: 8 bedrooms, 7 full bathrooms, 1 half bathroom
- + 4,500 +/- sq. ft. three story main residence: 4 bedrooms, 4 full bathrooms, 1 half bath, originally built in 1895 and extensively remodeled from 2011 – 2012
- + 1,000 +/- sq. ft. barn originally built in 1895 and extensively remodeled in 2010
- + 1,400 +/- sq. ft. cottage: 3 bedrooms and 2 full bathrooms originally built in 1930 and remodeled in 2001
- + 175 +/- sq. ft. doll house: sleeping room with bathhouse and deck
- + Architectural and design team
 - o Main residence: Nick Noyes (San Francisco)
 - o Barn: Paul Kelly
 - o Cottage: Ira Kurlander
 - o Landscape: Gary Ratway and Roger Warner
- + Fire sprinkling system in barn and main house
- + In-ground swimming pool with automatic pool cover
- + Beautiful gardens and magnificent specimen trees
- + Gardens maintained for 23 years by head gardener Angel Cortez
- + Wonderful outdoor entertaining areas
- + Pool and landscaping completed in 2011
- + Private gated entry: 3 electric car gates, 1 manual car gate, 2 man gates
- + Convenient 5-minute drive to downtown Calistoga

MAIN RESIDENCE

Exterior

- + Shiplap wood siding
- + Standing seam metal roof
- + Wrap-around porch with garden and mountain views
- + Special custom fabricated sconce lighting

Features Throughout

- + Bead board wall and ceiling detail from the original house
- + Classic double-hung windows
- + Sprinkler system
- + Recessed LED lighting

Entryway/Mudroom

- + Dutch entry door
- + Finished concrete floors
- + Beadboard ceiling and wall detail
- + Crown molding
- + Two coat/storage closets
- + Built-in speakers
- + School house chandelier
- + Storage closet under stairs

Powder Room

- + Finished concrete flooring
- + Painted redwood wall paneling
- + Beadboard ceiling detail
- + Single vanity with white painted cabinetry, Kohler porcelain under-mount sink with polished chrome fixtures, marble countertop
- + Edison sconce lighting

North Guest Suite

- + Finished concrete floors
- + Original vintage beadboard wainscoting wall siding
- + Beadboard ceiling detail
- + Crown molding
- + Central ceiling fan
- + French doors leading to patio
- + Oversized closet
- + Bathroom
 - o Concrete flooring
 - o Beadboard wall and ceiling detail
 - o Single vanity with white painted cabinetry, Kohler porcelain under-mount sink with polished chrome fixtures and marble countertop
 - o Vintage medicine cabinet with vanity lighting

- Stall shower with porcelain subway tile surround and stone tile flooring, polished chrome Axor by HansGrohe fixtures, and glass enclosure

South Guest Suite

- + Finished concrete flooring
- + Original vintage beadboard wainscoting wall siding
- + Beadboard ceiling detail with crown molding
- + Central ceiling fan
- + French doors leading to patio
- + Oversized closet
- + Bathroom
 - Concrete flooring
 - Beadboard wall and ceiling detail
 - Single vanity with white painted cabinetry, Kohler porcelain under-mount sink with polished chrome fixtures, marble countertop
 - Shower over Kohler tub with porcelain subway tile surround, polished chrome Axor by HansGrohe fixtures

Laundry Room

- + Finished concrete flooring
- + Painted beadboard wall and ceiling detail
- + Pendant Edison light fixture
- + Door leading to outdoor patio
- + Vintage cabinetry from the original home with butcherblock countertop
- + Maytag 3000 series front-loading washer and dryer
- + White-washed painted center island with open cabinetry below and stainless steel Elkay farmhouse sink with polished chrome fixtures

Wine Storage Room

- + Finished concrete flooring
- + Built-in shelving with 360-bottle capacity
- + Vintage door entry

Main (Middle) Level

Kitchen

- + Oak hardwood flooring
- + Tongue and groove ceiling detail with crown molding
- + Original vintage beadboard wall detail
- + Built-in speakers
- + Central ceiling fan/light fixture
- + Vintage sconce light fixture
- + Custom cabinetry with soft close and honed granite countertops
- + Stainless steel Elkay under-mount sink with polished chrome fixtures
- + Stainless steel Miele dishwasher
- + Liebherr refrigerator with two freezer drawers
- + Stainless steel gas 6-burner DCS range with custom stainless steel hood, custom steel backsplash, and polished chrome pot filler

- + Open shelving with under-lighting
- + Cookbook storage built into side of staircase

Butler's Pantry

- + Antique cabinetry from the original home with honed granite countertop
- + Original vintage bead board wall detail
- + Tongue-and-groove ceiling detail
- + Small stainless steel Elkay under-mount sink with polished chrome fixtures
- + Backlit open glassware storage
- + Large Elkay stainless steel under-mount sink with polished chrome fixtures
- + Stainless steel Kitchen-Aid dishwasher
- + Door leading to the wraparound porch and al fresco dining area
- + Second door leading to seating porch off of guest room
- + *Indonesian pantry cabinet is not built-in and does not convey with the property

Dining Room

- + Original Douglas fir wood flooring
- + Bead board wall siding
- + Tongue and groove ceiling detail
- + Crown molding
- + Wrought iron 12-light French vintage chandelier
- + Built-in speakers
- + Door flanked by paned windows leading to wraparound porch

Living Room

- + Vintage hand painted Douglas fir wood flooring
- + Beadboard wall siding
- + Tongue and groove ceiling detail
- + Crown molding
- + Built-in speakers
- + Door leading to al fresco dining deck
- + Wood-burning fireplace with Italian hand painted tiles and custom metal wood storage

Family/Media Room

- + Vintage Douglas fir wood flooring
- + Original vintage beadboard wall siding
- + Tongue-and-groove ceiling detail
- + Crown molding
- + Built-in speakers
- + Hard wired for WiFi
- + Surround sound TV
- + Central ceiling fan
- + Custom designed metal bookshelves
- + Built-in media center

Guest Bedroom Suite

- + Vintage Douglas fir wood flooring
- + Original vintage beadboard wall siding
- + Tongue and groove ceiling detail
- + Crown molding
- + Central ceiling fan
- + French doors leading to porch
- + Sliding barn door entry to family/media room
- + Oversized closet with built-ins
- + Bathroom
 - o Large format porcelain tile floor
 - o Beadboard wall siding and ceiling detail
 - o Original beadboard wall siding feature wall
 - o Single vanity with white painted cabinetry, Kohler porcelain under-mount sink with polished chrome fixtures and marble countertop
 - o Wrap-around mirror with built-in medicine cabinet and strip vanity lighting
 - o Stall shower with porcelain subway tile surround, stone tile flooring, polished chrome Axor by HansGrohe fixtures, and glass enclosure

Upper Level

Penthouse Master Suite Loft

- + Open floor plan with cathedral ceiling, views and designated spaces for sleeping, writing, bath, and clothing storage
- + Manufactured hardwood flooring
- + Multiple lighting sources including sconce lighting and pendants
- + Tongue and groove wall and ceiling detail
- + Built-in bookshelf and headboard with sconce lighting
- + Multiple storage benches
- + Bathroom
 - o Manufactured hardwood flooring
 - o Vaulted ceiling with tongue-and-groove ceiling and wall detail
 - o Two ornate pendant light fixtures
 - o Sconce lighting
 - o Stall shower with stone tile surround and flooring, seated bench, polished chrome Axor by HansGrohe fixtures, glass enclosure
 - o Vintage claw foot soaking tub with polished chrome fixtures and detachable water wand
 - o Runtal towel warmer
 - o Open and custom built-in closets
 - o Two back-to-back vanities with white painted cabinetry, marble countertops, Kohler porcelain under-mount sinks with polished chrome fixtures
 - o Mirrored medicine cabinets with built-in vanity strip lights
 - o Laundry chute to first floor laundry room
 - o Separate water closet

THE BARN

Overview

- + Board and batten exterior siding with fire retardant coating
- + Standing seam metal roof
- + Finished concrete floors
- + Radiant floor heating
- + Recessed LED lighting
- + Fire sprinkler system
- + Built-in speakers
- + Hard wired WiFi
- + SONOS
- + Reclaimed wood walls and exposed cross beams

Main Hall

- + Barn door entry
- + Vintage custom fabricated sconce lighting
- + Ceiling fans
- + Skylight
- + Large window with vineyard views

Office

- + Sliding barn door entry
- + Built-in solid wood desk with storage
- + Custom bookshelves
- + Ceiling fan

Yoga Room

- + Vintage custom fabricated light fixtures and sconce lighting
- + Ceiling fan
- + Exterior and interior entrance

THE DOLL HOUSE

Overview and Exterior

- + Built as a playhouse in the 1980's
- + Adjoining outdoor bathhouse and large redwood deck with views added in 2005
- + Painted wood exterior
- + Metal roof

Sleeping Room

- + Mountain views
- + Wood walls
- + Vaulted ceiling

- + Window bench with storage below
- + Porcelain pedestal sink with polished chrome fixtures
- + Ceiling fan

Water Closet

- + White washed reclaimed wood wall siding
- + Recessed LED lighting
- + Toto toilet
- + Built-in medicine cabinet and toiletry nook

Outdoor Bath Area

- + Rammed earth walls
- + Indonesian stone soaking tub with oiled bronze fixtures
- + Single vanity with painted cabinetry, toiletry nook, stone vessel freeform sink with bronze fixtures, and recessed LED lighting
- + Outdoor shower with bronze fixtures

THE COTTAGE

Exterior/Overview

- + Stucco Exterior
- + Standing seam metal roof
- + Bamboo wood flooring
- + Open floor plan
- + Outdoor seating areas
- + Built-in Argentine BBQ
- + Outdoor shower
- + Dog run, 6' x 25'
- + Parking for 3 cars with separate entrance to the property

Great Room: Living Room and Kitchen

- + Vaulted ceilings with tongue-and-groove ceiling detail
- + Pendant light fixtures
- + Large double French sliding door entry
- + Wood-burning fireplace with concrete surround and hearth
- + Natural wood cabinetry with Formica countertops, stainless steel sink and polished chrome fixtures
- + Floating wood plank shelves
- + Stainless steel Bosch dishwasher
- + Stainless steel Samsung 5-burner gas range with stainless steel backsplash and BEST by Broan stainless steel hood above
- + Stainless steel Amana refrigerator with freezer drawer below

Master Suite

- + Vaulted ceilings with tongue-and-groove ceiling detail
- + Pendant light fixtures
- + Closet
- + French door leading to outdoor shower and garden
- + Bathroom
 - o Finished concrete flooring
 - o Single vanity with natural wood cabinetry, cement countertop, porcelain under-mount sink with polished chrome fixtures
 - o Toiletry storage open glass shelving
 - o Bathtub with polished chrome fixtures
 - o Linen, storage closet
 - o Toto toilet

West Bedroom

- + Vaulted ceilings with tongue and groove ceiling detail
- + Pendant light fixture
- + Closet

Hall Bathroom

- + Recessed lighting
- + Single vanity with veneer wood cabinetry, concrete countertop, porcelain under-mount sink and polished chrome fixtures
- + Mirrored medicine cabinet
- + Stall shower with river stone flooring, shampoo nook, polished chrome fixtures, glass enclosure
- + Toto toilet

East Bedroom

- + Vaulted ceilings with tongue and groove ceiling detail
- + Pendant light fixtures
- + Closet

Laundry Room/Pantry

- + Recessed LED lighting
- + Open shelving with under lighting
- + Wood veneer cabinetry with Formica countertop, stainless steel utility sink with polished chrome fixtures
- + Maytag washer and dryer
- + Large storage closet
- + Door leading to side yard

OUTDOOR LIVING

- + Multiple decks and porches with recessed lighting, tongue and groove ceiling detail, custom banisters and detailing, IPE wood decking
- + Gorgeous gardens with mature and drought resistant plantings
- + Fruiting olive trees
- + Large mature oak and fir trees
- + Citrus trees
- + Magnificent views of the valley below, Mount Saint Helena, and The Palisades
- + Well-manicured grass lawns
- + Drip and sprinkler system
- + In-ground 20' x 40' pool with electric pool cover and Colorado Flagstone surround
- + Formal pool seating and wood-burning firepit
- + Pool bath house and outdoor shower
- + Pool equipment room and garden storage lower room
- + Stacked rock walls
- + Decomposed granite pathways and gravel motor court
- + Rammed earth terraced steps and walls
- + Garden lighting
- + Woodshed with 5 cord capacity
- + Deer fenced perimeter
- + 18-car capacity for parking
- + *Round concrete table, not included in sale

INFRASTRUCTURE

- + HVAC:
 - o Main house: 3 independent forced air A/C and heat systems, one for each level. Radiant floor heating on lower level
 - o Guest house: 1-zone forced air A/C and heat
- + Water:
 - o Calistoga City water
 - o Private well (290 ft deep, 13.5 GPM) with water filtration system – well water just used for landscape irrigation
- + Sewer:
 - o Main house: engineered septic system
 - o Guest house: engineered septic system
- + Gas: propane
- + Electric:
 - o PG&E
 - o Solar power system that runs entire property and off-sets PG&E bill substantially
 - o Generator
- + Water heater:
 - o Main house: on-demand

- Cottage: conventional
 - Doll house: on-demand
- + Built-in speakers in various rooms controlled by SONOS system
- + Internet: AT&T
- + TV: DISH
- + Phone: N/A

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