



## PROPERTY NOTES

# BLOSSOM CREEK EQUESTRIAN ESTATE

3533 & 3547 State Highway 128, Calistoga

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

## OVERVIEW

- + High-end custom-built modern farmhouse estate and horse facility
- + Private 13.84 +/- acre estate compound comprising two legal parcels
  - o 6.99 +/- acres, Residential Parcel - 3533 State Hwy 128
    - APN# 017-110-051-000
    - 3,987 approx. sq. ft. 2BD/2.5BA main residence completed in 2020
    - 1,932 approx. sq. ft. party/car barn completed in 2021
    - 999 approx. sq. ft. 1BD/1BA guest house
    - 1,200 approx. sq. ft. 2BD/2BA 2<sup>nd</sup> dwelling
    - Main residence and party barn design/build team
      - Designer: Jennifer Robin Interiors
      - Builder: Chandler Brother's Construction
      - Landscape Design: Frederika Muller
    - Heated swimming pool with integral spa
    - Idyllic recreational pond
    - Private gated entry
  - o 6.85 +/- acres, Equestrian Parcel - 3547 State Hwy 128
    - APN# 017-110-051-000
    - Equestrian facility with covered arena, barn, paddocks, bridle trail, and pastures
    - 4,928 approx. sq. ft. equestrian barn
    - 13,125 approx. sq. ft. covered arena
    - 1,850 approx. sq. ft. 2BD/3BA equestrian residence and flex space
    - Builder: Trainor Builders
    - Landscape Design: Roche + Roche
    - Private gated entry
- + Beautiful vineyard and mountain views
- + Convenient location minutes from downtown Calistoga

## MAIN RESIDENCE

- + Random width re-sawn stained cedar exterior siding
- + Metal roof
- + Exterior zinc outdoor light fixtures by Restoration Hardware
- + Open floor plan with extra tall ceilings
- + Smooth plaster walls
- + 6 inch baseboards
- + Solid core interior doors with Rocky Mountain hardware
- + Recessed LED lighting
- + Polished concrete flooring with integral color and hydronic heating in all rooms on main level
- + Stained cabinetry is character grade white oak and done by Design in Wood Inc. and complemented with Rocky Mountain hardware
- + Painted cabinetry is by Design in Wood Inc. and complemented with Rocky Mountain hardware
- + Custom window coverings throughout

### Entryway & Great Room (Dining & Living Room)

- + Vaulted cathedral ceiling with tongue and groove and exposed beam detailing and wrought iron tension rods
- + Sconce and spotlighting
- + Pair of black cage lanterns by Ironware International
- + Nickel sconce lighting by The Urban Electric Co,
- + Built-in speakers
- + Large custom lift and slide pocketing doors leading to backyard by North Star
- + Large windows providing abundant natural light
- + Built-in window benches with storage below
- + Custom cabinetry, bookshelves, and nooks
- + Large gas fireplace by Town & Country with reclaimed wood mantel and stone surround and hearth
- + Coat closet and linen storage

### Powder Room

- + Soapstone integral sink and backsplash with polished chrome Waterworks fixtures
- + Custom built-in display shelving
- + Integral mirror
- + Brendan Ravenhill pendant light fixture
- + LED recessed lighting
- + Icera toilet

### Kitchen

- + Recessed LED lighting
- + Quartet of glazed stoneware funnel pendants by Materia
- + Custom white cabinetry, some with antique mirrored insets

- + Absolute black honed & flamed granite countertops with New Ravenna honed Calacatta marble mosaic backsplash
- + Oversized center island with Calacatta marble countertop and custom white oak siding, Miele stainless steel 8-burner gas cooktop, built-in pet's water bowl with dedicated water supply, bar seating for 4, Shaw's Original porcelain under-mount sink with polished chrome WaterWorks fixtures and In-Sink-Erator garbage disposal
- + Stainless steel extra wide (39 inch) Hazelton farmhouse sink with apron front, Franke garbage disposal, double farmhouse style polished chrome WaterWorks fixtures
- + Large lift to open picture window above sink looking out to backyard, by North Star
- + Miele side-by-side refrigerator and freezer with cabinet fronts
- + Miele dishwasher with cabinet front
- + Miele built-in espresso and coffee station
- + Sharp stainless steel microwave
- + Miele speed oven (steam, microwave, and convection oven)
- + Miele built-in oven
- + Miele built-in wine refrigerator with approx. 100 bottle capacity
- + Pullout trash and recycling drawer
- + Built-in pantry with pull-out shelves
- + Butler's pantry with trash and recycling pull-out drawer, built-in dog bowl pull-out drawers with room for food storage, Julien under-mount stainless steel sink with WaterWorks polished chrome fixtures, Franke garbage disposal, and Miele dishwasher with cabinet front

#### **Library/Office**

- + Restoration Hardware 26" round 12 light wrought iron chandelier
- + LED recessed lighting
- + Built-in speakers
- + Large window providing abundant natural light
- + Oversized custom character grade white oak built-in desk by Design in Wood Inc.
- + Full wall of built-in bookshelves and display case - character grade white oak by Design in Wood Inc.
- + Floating display shelves

#### **Master Suite**

- + LED recessed lighting
- + Built-in speakers
- + Tongue and groove ceiling detail with exposed cross beams
- + Large windows providing abundant natural light
- + Large walk-in closet with custom built-ins and pocketing doors
- + Bathroom
  - o Recessed LED lighting
  - o Nickel and white linen shade sconce lighting by The Urban Electric Co.
  - o Built-in speakers
  - o Large windows providing abundant natural light
  - o Door leading to backyard and pool area

- Double vanity with custom cabinetry, Calacatta marble countertop, Kohler under-mount sinks, and polished chrome WaterWorks fixtures
- Oversized Kohler bathtub with Calacatta marble surround and polished chrome WaterWorks fixtures with detachable water wand
- Oversized stall shower with glass enclosure, porcelain tile surround and travertine tile flooring, Calacatta marble heated bench, polished chrome WaterWorks fixtures with detachable water wand, shampoo nook, and large window
- Water closet with Icera toilet and custom built-in cabinetry

#### **Stairwell to Second Level**

- + Cathedral ceiling with tongue and groove ceiling detail
- + Custom oversized lantern pendant light fixture
- + Clerestory windows and large windows providing abundant natural light
- + Sconce lighting
- + Character grade white oak staircase by Design in Wood Inc. with wrought iron railing

#### **Loft/Media Room**

- + Vaulted ceiling with tongue and groove detail
- + Recessed LED lighting
- + Built-in speakers
- + Large window providing abundant natural light
- + Wall-to-wall low pile wool carpet
- + Tongue and groove wainscotting
- + Wrought iron railing

#### **Upstairs Guest Suite**

- + Vaulted ceiling with tongue and groove detail
- + Recessed LED lighting
- + Tongue and groove wall siding detail
- + Wall-to-wall low pile wool carpet
- + Large window providing abundant natural light
- + White painted built-in bookcases and desk by Design in Wood Inc.
- + Built-in daybed with storage below by Design in Wood Inc.
- + Large walk-in closet with custom built-ins
- + Bathroom
  - Travertine tile flooring
  - Recessed LED lighting
  - Bronze Circa Lighting sconce lighting
  - Wall-to-wall built-in mirror
  - Single custom character grade white oak vanity with Calacatta marble countertop, Lacava under-mount porcelain sink with polished chrome WaterWorks fixtures
  - Large window providing abundant natural light
  - Stall shower with porcelain tile surround, travertine flooring, marble top bench, polished chrome WaterWorks fixtures, and glass enclosure
  - Icera toilet

### Laundry/Mud Room

- + Recessed LED lighting
- + Custom built-in storage cabinetry by Design in Wood Inc. with custom iron saddle and tack storage
- + Hanging racks
- + LG True Steam front loading side by side washer and dryer
- + Large folding table with Caesarstone countertop
- + Trough soapstone sink with backsplash and WaterWorks polished chrome fixtures
- + Utility closet
- + Paned door leading to covered breezeway and garage

### Garage

- + Concrete floor
- + Motion detection overhead lighting
- + Two car, side-by-side extra deep for storage
- + Glass pane carriage high lift garage doors
- + Utility closet on the back-side

## OUTDOOR LIVING

- + Concrete decking
- + Outdoor speakers
- + Covered loggia with recessed lighting and built-in speakers
- + Seated bar pass thru from kitchen
- + BBQ area
- + Heated pool with integral spa and pool cover
- + Outdoor shower
- + Fruiting olive tree grove for al fresco dining
- + Drought resistant plantings
- + Napa field stone rock walls
- + Expansive lawn
- + Vineyard and hill views

## PARTY AND CAR BARN

- + Cedar exterior siding
- + Metal roof
- + LED recessed lighting
- + Concrete flooring
- + Imperfect smooth hand troweled finished walls
- + Large windows
- + Cathedral ceiling with exposed beam

- + Storage loft
- + Custom made carriage house high lift garage doors
- + Party barn room
  - o Cathedral ceiling
  - o LED recessed lighting
  - o Large French doors
  - o Trex decking
  - o Custom carriage house high lift garage doors
  - o Large windows with view of property and pond
- + Wine room with insulation, temperature control, and LED recessed lighting

## GUEST HOUSE

- + Wood exterior siding
- + Metal roof
- + Concrete wrap-around porch
- + Drought resistant plantings and fruiting olive trees
- + Attached covered trellis
- + Storage/utility closet
- + Raised vegetable beds

### Great Room

- + Stained concrete flooring
- + Vaulted ceiling with exposed wood
- + Brushed chrome track lighting
- + Gas fireplace with floor to ceiling steel surround
- + Multiple sets of bi-fold doors
- + Built-in bookshelves

### Kitchenette

- + Wood cabinetry with Caesarstone countertop
- + Built-in shelving and storage
- + Mitsubishi split system
- + Pendant light fixture
- + Stainless steel under-mount sink with In-Sink-Erator garbage disposal and polished chrome Hans Grohe fixtures
- + U-Line mini refrigerator

### Bedroom

- + Stained concrete flooring
- + Track lighting
- + Pendant light fixture
- + Large windows providing abundant natural light
- + Wall closet
- + Door leading to backyard

### **Bathroom**

- + Recessed lighting
- + Travertine tile flooring
- + Dual vanity with built-in wood cabinetry with Caesarstone countertop, two Kohler under-mount porcelain sinks with polished chrome AXOR Hans Grohe fixtures
- + Wall-to-wall mirror with sconce lighting
- + Oversized stall steam shower with glass tile surround and travertine flooring, Caesarstone seated bench, polished chrome Hans Grohe fixtures
- + Water closet with frosted glass surround and Toto toilet
- + Door to patio

## **2<sup>nd</sup> DWELLING**

- + Wood exterior siding
- + Metal roof
- + Separate address

### **Great Room, Living and Dining Room (Open to Kitchen)**

- + Stained concrete floor
- + Vaulted ceiling with exposed beams
- + Pendant light fixtures
- + Ceiling fan
- + Sconce lighting
- + Two sets of French doors leading to patio
- + Mitsubishi split system wall HVAC unit
- + Wood burning fireplace with granite surround and hearth
- + Built-in Douglas Fir media unit
- + Coat closet

### **Kitchen**

- + Large windows providing abundant natural light
- + Sconce lighting
- + Douglas Fir wood cabinetry with silver pulls and granite countertops with glass tile backsplash
- + Miele dishwasher with cabinet front
- + Stainless steel under-mount sink with brushed chrome fixtures and In-Sink-Erator garbage disposal
- + Viking built-in oven
- + Center island with 5-burner electric cooktop
- + GE stainless steel refrigerator with freezer drawer below

### **Master Suite Bedroom**

- + Recessed lighting

- + Large windows providing abundant natural light
- + Stained concrete floor
- + Oversized wall closet
- + Bathroom
  - o Stained concrete flooring
  - o Central ceiling light fixture
  - o Oversized stall shower with porcelain tile surround and stone tile flooring, seated bench, and brushed chrome fixtures
  - o Single vanity with granite countertop, Kohler under-mount sink, polished chrome fixtures
  - o Kohler toilet

#### **Guest Bedroom**

- + Stained concrete flooring
- + Central ceiling light fixture and recessed lighting
- + Large windows providing abundant natural light
- + Large closet
- + French doors leading to backyard

#### **Hall Bathroom**

- + Stained concrete flooring
- + Central ceiling light fixture
- + Sconce lighting
- + Single vanity with granite countertop, Kohler under-mount sink with brushed chrome fixtures
- + Shower over tub with glass enclosure and brushed chrome fixtures and porcelain surround

#### **Garage & Laundry**

- + Concrete flooring
- + Overhead lighting
- + Large windows
- + Built-in cabinetry and storage
- + Utility sink and work bench
- + GE side-by-side washer and dryer
- + Paned glass garage doors

## **INFRASTRUCTURE: RESIDENTIAL PARCEL**

- + Water: private well
- + Electric: PG&E
- + Gas: Propane
- + Sewer
  - o Main residence and second dwelling: shared septic system
  - o Guest house: dedicated septic system



- + HVAC
  - o Main residence: forced air heating and air conditioning as well as radiant floor heating for the first level
  - o Guest house: 2 mini split systems
  - o Second dwelling: Split systems, 2 compressors, and radiant heat
- + Water heater
  - o Main residence: 1 conventional
  - o Guest house: 1 conventional
  - o Second dwelling: 1 conventional
- + Internet: Kelton Consulting
- + TV
  - o Main residence: N/A (uses streaming services)
  - o Guest house and second dwelling: N/A (use streaming services) Dish available (satellite on roof)
- + Whole house fire sprinkler system: main residence
- + Audio: Full house Pandora based sound system in main residence

## HORSE AND BARN FACILITY

- + 8 irrigated grass pastures with automatic Nelson waterers
- + 2 dry paddocks
- + Bridle path around 7 +/- acres
- + Covered Arena
  - o Irrigated
  - o Overhead lighting
  - o Observation deck
  - o Geo textile and washed sand footing
- + Surface tension water feature and watering trough
- + Al fresco dining picnic area with yellow rose wrapped trellis and lighting
- + 50 ft round pen
- + Double wash racks with hot and cold water
- + Mini barn
  - o 2 stalls – interior of each is 12'x12'
  - o Comfort Stall flooring system
  - o Each stall opens to their own paddock

## MAIN BARN

- + Belgian formed paver walkway
- + Recessed lighting
- + Antique industrial pendants
- + Barn office with knotty pine wall paneling, zinc countertop, stainless steel sink and built-in desk
- + Manager's tack room with concrete floor, recessed lighting, knotty pine wall paneling, and saddle storage

- + Main tack room with knotty pine wall paneling, concrete floor, saddle storage, recessed lighting, built-in storage
- + Laundry room with Whirlpool side-by-side front loading washer and dryer with overhead lighting
- + 12 stalls
  - o 12'x12' with Comfort Stalls flooring system and automatic Nelson waterers
  - o 12'x20' runs
  - o Classic Equine stalls with Brazilian hardwood siding
- + Upstairs kitchen and living area
  - o Large windows providing abundant natural light
  - o Wide plank knotty pine wood flooring
  - o Sconce lighting
  - o Large built-in 16 seat table with glass top looking down into barn
  - o Kitchen area
    - Knotty pine built-in cabinetry with granite countertop and backsplash
    - Shaw's Original porcelain under-mount apron front sink with bronze fixtures and In-Sink-Erator garbage disposal
    - Center island with butcher block countertop and 5-burner gas cooktop and bar seating for 4
    - Kitchen-Aid stainless steel refrigerator and freezer drawer
    - Stainless steel Kitchen-Aid oven
    - Stainless steel Kitchen-Aid microwave
    - Asko dishwasher with cabinet front
- + ADA bathroom with painted concrete floor, Porcelain Kohler sink, overhead lighting, knotty pine tongue and groove wall and ceiling paneling, Kohler toilet
- + Manure transfer out building
- + 17,000 gallon water tank

## BARN MANAGER'S HOUSE

- + Wood exterior siding
- + Composition roof
- + Drought resistant plantings
- + Napa stone wall
- + 2-car garage with concrete flooring, overhead lighting, and work bench
- + Wrap around porch

### Great Room, Kitchen and Living

- + Concrete flooring
- + Recessed lighting
- + Industrial pendant light fixtures
- + Crown molding
- + Large windows providing abundant natural light
- + French doors leading to yard

- + Douglas Fir built-in cabinetry with black granite tile and butcher block countertop and travertine backsplash
- + Blanco stainless steel under-mount sink with brushed chrome fixtures and In-Sink-Erator
- + Wine refrigerator
- + Bosch stainless steel dishwasher
- + Stainless steel gas range with 4 burners and griddle
- + Broan stainless steel hood
- + Whirlpool stainless steel refrigerator and freezer drawer
- + Center island with bar seating

#### **Master Suite**

- + Concrete flooring
- + Crown molding
- + Recessed halogen lighting
- + Central ceiling fan
- + French doors leading to back deck with vineyard views
- + Large windows providing abundant natural light
- + Bathroom
  - o Concrete flooring
  - o Crown molding
  - o Sconce lighting
  - o Built-in medicine cabinet
  - o Single vanity with Douglas Fir built-in cabinetry, white porcelain tile countertop, vessel sink with brushed chrome fixtures
  - o Stall shower with white porcelain tile surround and brushed chrome fixtures
  - o Built-in closet area with overhead lighting
  - o Toto toilet

#### **Guest Room**

- + Concrete flooring
- + Crown molding
- + Recessed halogen lighting
- + Central ceiling light fixture
- + Large closet

#### **Hall Bathroom**

- + Concrete flooring
- + Crown molding
- + Sconce lighting
- + Single vanity with stained Douglas Fir cabinetry and porcelain tile countertop, porcelain sink and brushed chrome fixtures
- + Kohler shower over tub with porcelain tile surround and brushed chrome fixtures with detachable water wand
- + Bemis toilet

#### **Attached Flex Space**

- + Living room with concrete flooring, recessed lighting, vaulted ceiling, and French doors leading to yard
- + Flex room with concrete flooring, large window providing abundant natural light, and recessed lighting
- + Bathroom with concrete flooring, Kohler pedestal sink, stall shower with porcelain tile surround, brushed chrome fixtures and glass enclosure, recessed lighting, sconce lighting, and Kohler toilet
- + Laundry room with Whirlpool washer and dryer

## INFRASTRUCTURE: EQUESTRIAN PARCEL

- + Water: Well
- + Sewer: Standard septic
- + Gas: Propane
- + Electric: PG&E
- + HVAC:
  - o Residence: Forced air heating and A/C
  - o Barn: Forced air heating and A/C in tack rooms, bathroom, office, and upstairs living and kitchen area
- + Water heater:
  - o Residence: 1 conventional
  - o Barn: 1 conventional
- + TV: Dish
- + Internet: Kelton Consulting

The above descriptions are for the convenience of purchaser. Purchaser acknowledges and agrees no representations or warranties are created and purchaser should rely solely on their own inspection of property.

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