



COLDWELL BANKER
BROKERS OF THE VALLEY

PROPERTY NOTES

OAKVILLE VIEWS

7774 Silverado Trail

www.7774Silverado.com

OVERVIEW

- + Sweeping Napa Valley views with easy Valley floor access a short ¼ mile from Silverado Trail
- + Sophisticated French country barn farmhouse design with impressive views of Napa's most prestigious vineyards – Opus One, Silver Oak, Rudd, Screaming Eagle
- + Completed in November, 2012
- + Multiple sets of 20-foot sliders create tree top feel and enable indoor /outdoor living
- + Custom glass barriers provide unobstructed views from every angle
- + The main level siding and great room ceiling are made of barnwood that has been treated with salt for looks, durability and fire resistance
- + The lower level stone walls reflect the way stone is laid in France
- + Well-suited to large groups or multi-generational get-togethers that can sleep up to 20. Designed so that 3 sets of couples can have full suites
- + Mature planting and landscape; multiple seating areas
- + Bocce court, and a fig tree courtyard
- + Large firepit overlooking the Valley and expansive lawn
- + 2 +/- acre lot
- + 6,800 +/- sq ft residence
- + 6 large bedrooms (5 en-suites). All with views of Valley or Pool. 3 main level bedrooms and 3 lower level
- + 6.5 baths
- + Saltwater pool with spa
- + Outdoor shower
- + Elevator
- + Wheelchair accessible
- + Chef's kitchen
- + Hardwood floors
- + Collector's wine cellar

MAIN LEVEL

Great Room/Dining Room

- + 2 gas fireplaces in separate sitting areas
- + Large open dining area with spectacular views of the valley floor vineyards
- + Artisan matched barnwood ceiling and beams
- + Wide plank flooring
- + Massive expanse of glass with wonderful natural light and long views of the valley
- + 2 attached outdoor patios with glass railings and spectacular views
- + Guest powder room adjacent to the great room
- + Access to pool and expansive outdoor entertaining area
- + Custom built-in houses TV/electronics
- + Electronic screen on west window for shade

Kitchen

- + Kitchen has wonderful view of the pool/entertaining area as well as the Valley
- + Viking 8-burner with 2 ovens and custom hood
- + 2 Miele dishwashers with matching panels
- + 2 Sub Zero refrigerators with matching panels and see-through glass door
- + Undercounter built in microwave (Sharp Insight)
- + Countertops are granite including the island
- + Cabinetry is all custom with uppers having glass fronts
- + Casual dining area with great natural light
- + Wired for TV in banquette dining area
- + Kitchen is catering friendly with professional appliances, ability to close off access, and elevator access

Master Bedroom

- + French door entry into the bedroom
- + French doors open to outside with stunning views of the vineyards below
- + Gas fireplace
- + Juliet balcony
- + 2 walk-in closets
- + Private office access
- + Wired for TV above fireplace
- + Electronic screen on west window for shade
- + Plumbed and wired for washer/dryer in upstairs hall

Master Bathroom

- + Spectacular views with bright natural light
- + Double sinks with stone counters
- + Large tile walk-in shower
- + Japanese copper soaking tub

Office

- + Part of Master Suite for privacy

- + Lots of natural light. View onto fig courtyard and bocce court
- + Built-in desk, storage
- + Good connectivity and wireless

Bedroom #2

- + French doors to outside and to pool area
- + 2 pairs of built-in bunk beds (sleeps 4)
- + Bathroom with stall shower and large farm style sink
- + Access to pool from bathroom

Bedroom #3

- + French doors to pool courtyard
- + 2 pairs of built-in bunk beds (sleeps 4)
- + Bathroom with stall shower

LOWER LEVEL

Bedroom #4

- + Master suite with French doors to outside and lounge area with fountain, views
- + Bathroom with double sink and granite counters and large walk-in shower for accessibility

Bedroom #5

- + French doors to expansive front lawn and views
- + Private bath with large walk-in shower

Bedroom #6

- + French doors to expansive front lawn and views
- + Bathroom across the hall with stall shower

Cellar

- + Custom designed redwood racking with protection during earthquakes
- + Approximate capacity: 10,000 750 ml bottles
- + Accommodates large format bottles as well
- + Completely refrigerated and protected environment
- + Tasting venue
- + Accessible from ramp to facilitate large scale storage

Media/Exercise/Game Room

- + Private and adjacent to Cellar
- + Sauna

Laundry Room

- + Washer and dryer with sink

- + Storage closet

OUTDOOR LIVING

- + Heated saltwater pool and spa
- + Bocce court
- + Extensively landscaped
- + Expansive lawn
- + Beautiful custom dry stack walls & landscaping
- + Raised garden beds
- + Mature rose gardens
- + Fruit trees
- + Dozens of olive trees
- + 2 persimmon
- + 2 fig
- + 2 peach
- + 6 lemon
- + Multiple pomegranates
- + Fig tree courtyard

INFRASTRUCTURE

- + Custom home built by Bob Barberi
- + Massive sliding windows by Fleetwood
- + All other windows by Marvin
- + Newly resurfaced in-ground pool with spa (2020)
- + New Heavenly Greens turf in courtyard area (2021), under warranty
- + 10,000 gallon water holding tank
- + 3 Draft hydrants, multiple smaller hydrants
- + Interior of house fully sprinklered
- + Metal roof
- + Elevator
- + Navien instant water heaters (2 units)
- + Wired phone lines/ Gate intercom
- + Internet service provided by Valley Internet (satellite)
- + 600 Amps power running to house
- + Propane – 1,000 gallon tank; monitored. Owned
- + Generator: Kohler 60kW; Model 60RCL
- + Electric: Dedicated home runs of Cat5e data lines
- + New water purification system (2020) – Sanitron Ultraviolet Disinfection System
- + Vacuflo built-in central vacuum system (upper & lower)
- + 2 laundry facilities (main level stackable with hook-ups/ full walk-in lower level)

- + Large mudroom from garage
- + Custom glass barriers
- + 2 automated shade screens (Master/Great room)
- + Roma steam room
- + Nest thermostat controls – 3 separate cooling/heating zones
- + ADT home monitoring
- + Large firepit area
- + Bocce court

Cyd Greer

Coldwell Banker
DRE# 01390876
707-322-6825 Cell
cgreer@cnapavalley.com
www.cydgreer.com

Erin Lail

Coldwell Banker
DRE# 02027696
707-333-5596 Cell
elail@cnapavalley.com
www.erinlail.com