



PROPERTY NOTES

CALISTOGA COUNTRY RETREAT

www.CalistogaCountryRetreat.com

1330 Diamond Mountain Rd., Calistoga

OVERVIEW

- + 1.00 +/- acre parcel
- + Quiet and private setting
- + Effective year built: 1980, originally built in 1945
- + Main residence: 2,000 +/- sq. ft., 2BR, 2BA, bonus room
- + Guest cottage: 1,000 +/- sq. ft., 2BR, 1BA
- + Cantina party barn
- + Storage shed with walk-in, insulated refrigeration room
- + Electric gate entrance
- + Great outdoor entertaining/living areas
- + Wine cave for storage, tasting and private dining
- + Olive trees and garden space
- + Perfect family compound
- + Conveniently located minutes from downtown Calistoga

MAIN RESIDENCE

Exterior

- + Wood and brick exterior
- + Composition shingle roof

Kitchen

- + Scored concrete tile floors
- + Custom built wooden shelves
- + Honed stone tile counters
- + Carrara marble mosaic tile backsplash

- + DeLonghi 5-burner gas range
- + Whirlpool stainless steel refrigerator with water filter and ice machine
- + Custom built open shelving
- + KitchenAid dishwasher
- + Kohler dual side sink with In-Sink-Erator garbage disposal
- + Large window for natural light

Living Room/Dining Room

- + Hardwood floors
- + Vaulted ceiling with exposed beams
- + Statement chandeliers
- + Built-in custom cabinetry with drawers, shelves and wine glass rack
- + Reading nook
- + Wood-burning fire place
- + Abundant natural light
- + Multiple French doors to access outdoor private patio
- + Large built-in china cabinet

Laundry Room

- + Concrete flooring
- + Stacked Kenmore washer and dryer

First Floor Bedroom

- + Scored concrete floors
- + Sconce and recessed lighting
- + Desk nook
- + Built-in shelves and hanging space
- + Large format windows

Bonus Room

- + Hardwood floors
- + Sconce reading lights
- + Storage space with built-in shelves and hanging rack

North Guest Bedroom

- + Wall-to-wall carpet
- + Closet space with hanging rack
- + Sconce lighting
- + Vaulted ceiling

Media/Reading Room

- + Wood-burning fireplace with white brick surround
- + Vaulted ceiling
- + Hardwood floors
- + Outdoor access to party barn

First Floor Bath

- + Hexagonal marble tile floors
- + Double sink vanity with honed white marble counter top and storage space
- + Sconce lighting
- + Walk-in shower with window and Carrara marble tile walls and floor

Second Floor bath

- + Large format tile floors
- + Sconce lighting
- + Walk-in shower with skylight, white Subway tile walls and Herringbone tile floors

GUEST COTTAGE

Kitchen/Living

- + Concrete floors
- + Vaulted ceiling
- + Cabinetry with soft close feature
- + Sub-Zero side-by-side refrigerator with water filter and ice machine
- + Dual-side stainless steel sink with Insinkerator garbage disposal
- + White subway tile backsplash
- + Bosch dishwasher
- + Kenmore 4-burner gas range
- + MC microwave
- + French doors to access the fireplace/barbecue patio & and another to access the private deck

Primary Bedroom

- + Wide plank painted wood floors
- + Sconce lighting
- + Vaulted ceiling
- + Large format windows
- + Abundant closet space
- + Barn doors to access separate office space

Guest Bedroom

- + Wide plank painted wood floors
- + Large closet space

Bathroom

- + Single sink vanity with storage space, Kohler faucet and marble top
- + Hardwood floors
- + Sconce lighting
- + Walk-in shower with linear drain and herringbone tile walls and floor

PARTY BARN

- + Spacious outdoor gravel and brick entertaining area with Akoya gas firepit
- + Metal barn door for access and a seamless transition to outdoor entertaining area
- + Concrete floors
- + Shiplap interior walls
- + Recessed lighting
- + Bar with outdoor bar seating, reclaimed wood bar top, and pivoting opening
- + Powder room
- + Wetbar with stainless steel sink, cabinetry, and Bosch 4-burner electric stove top with GE hood
- + Attached storage room with separate entrance

OUTDOOR LIVING

- + Fairytale setting
- + Several private patios
- + Wood-burning fireplace with barbecue and stone surround
- + Walk ways and stairs to connect all aspects of the family compound
- + Fully fenced-in property
- + Paved driveway with parking spaces for all

OTHER

Wine Cave

- + Brick floors
- + Sconce lighting and chandelier
- + Reclaimed wood and rustic metal doors
- + Perfect space for private dining, tastings and storage

Storage Shed

- + Sizable corrugated metal shipping container with composition shingle roof
- + Separate insulated refrigeration room with stainless steel counter/shelf

INFRASTRUCTURE

- + Water: 2 wells; shared well for residential use, private well for irrigation.
- + Sewer: Septic
- + HVAC: Central heating and air

- + Gas: Natural gas, direct line from the city
- + Electric : PG&E
- + Water heaters: 2 gas; one of which is tankless
- + Internet: Xfinity
- + TV: Cable and Dish available
- + Heavy Duty Power Systems 9,000 Watt portable generator with transfer switch to run guest cottage

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Coldwell Banker Brokers of the Valley

DRE# 01390876

707-322-6825 Cell

cgreer@cnapavalley.com

www.cydgreer.com

