5440 SILVERADO TRAIL

OFFERING MEMORANDUM

COLDWELL BANKER
BROKERS OF THE VALLEY

OFFERED AT $15,000,000

VIEW VIDEO TOUR

5440 SILVERADO TRAIL

PROPERTY OVERVIEW

Welcome to Chimney Rock Estate, a recently completed luxury residential compound by Del Mar Restoration located on 42 +/- secluded acres within the fabled Stags Leap District. This expansive knoll site showcases 360-degree views of the Mayacamas Mountains, verdant valley floor vineyards, and the iconic cliffs of Stags Leap. With easy access off of Silverado Trail, one approaches the property along a beautiful vineyard-lined drive passing a gorgeous 3,952 +/- sq ft modern barn with full bath, sheathed in COR TEN steel with the best views of the Valley and ideal for entertainment or your car barn. As you wind up the driveway to the knoll, your showcase compound features a 4-bedroom main residence and study with attached bath, a 1- bedroom-suite guest house, and 3-car garage, all with high-end luxury fixtures and finishes, ship lap exterior, metal clad windows and doors, and corrugated metal roof. The property also enjoys access to 2 wells, a newly planted olive grove, and lots of useable land with opportunities for hiking trails. This destination address located in the heart of Napa Valley about halfway between Yountville and Napa, is but one hour and twenty minutes to downtown San Francisco and 25 minutes to private airport service.

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OFFERING SUMMARY

ADDRESS
5440 Silverado Trail

PARCEL SIZE:
41.98 +/- Acre Parcel

ZONING:
Ag Watershed

OVERVIEW

+ Contemporary style luxury estate
+ Developed by Del Mar Restoration
+ 41.98 +/- acre parcel in prime Stags Leap District
+ Centrally located between Yountville and Napa
+ Panoramic vineyard, valley floor & mountain views
+ Main House: 4 bedrooms, and study with attached bath
+ Guest House: 1 bedroom suite plus living room
+ Design by Nick Noyes Architecture
+ COR TEN steel modern barn with bath
+ Pool, spa, covered dining loggia, outdoor lounge areas
+ Private gated entrance
+ Convenient proximity to airports and Bay Area communities
  - Napa Airport: 16 miles
  - Downtown Napa: 7.5 miles
  - Yountville: 5 miles
  - San Francisco: approximately 1 hour 20 minutes
  - Oakland airport: 60 miles, San Francisco airport: 66 miles, Sacramento airport: 72 miles

INFRASTRUCTURE

+ Private well: approximately 11 gallons per minute, 7500 gallon storage tank
+ Shared well: approximately 60 gallons per minute, 10,000 gallon storage tank
+ Septic: standard 5-bedroom system
+ Gas: propane
+ Electric: PG&E
+ Robust whole home modern WiFi and networking systems
+ Lutron HomeWorks lighting controls with Alisse keypads
+ AV and surveillance with Savant smart system control
+ Concealed high efficiency HVAC mini-splits

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RESIDENTIAL OVERVIEW

SQUARE FOOTAGE

+ Main residence: 5,118 +/- sq ft
+ Guest house: 697 +/- sq ft
+ Total conditioned space: 5,815 +/- sq ft
+ Garage: 821 +/- sq ft
+ Barn: 3,952 +/- sq ft

RESIDENTIAL OVERVIEW

+ High-end construction and finishes
+ Custom built-ins and recessed LED lighting
+ Doors and windows: Marvin and All Weather with exterior metal cladding
+ Exterior: fire resistant HardiePlank lap siding and resawn thermally modified Abodo wood from New Zealand
+ Roof: corrugated metal and flat energy efficient TPO

MAIN RESIDENCE DETAILS

+ Open living room and dining room with gas fireplace and large scale glass doors leading to the pool terrace
+ Open family room/kitchen with large scale glass doors leading to the covered dining loggia
+ Hestan appliances
+ Bar and wine towers in kitchen
+ Primary suite with dual walk-in closets, views of Mt. St. Helena, and access to north courtyard
+ Two guest suites with full bathrooms
+ Additional bedroom/rumpus room, approximately 14' x 22'
+ Study with attached full bath
+ Wine Cellar
+ Other: powder room, laundry room, mud room
+ Attached 3-car garage

GUEST HOUSE DETAILS

+ En-suite bedroom with walk-in closet
+ Living room with wet bar
+ Laundry room
+ Access to North courtyard

BARN

+ COR TEN steel construction
+ Standing seam metal roof
+ Glass roll-up doors
+ Full bath

OUTDOOR LIVING

+ Covered 400 +/- sq ft dining loggia with gas fireplace
+ Expansive lower view terrace for dining and lounging
+ Pool with integral spa
+ Trellised dining courtyard with outdoor fire feature
+ Professionally landscaped gardens and hard-scape
+ Newly planted olive grove
+ Plenty of room for hiking trails

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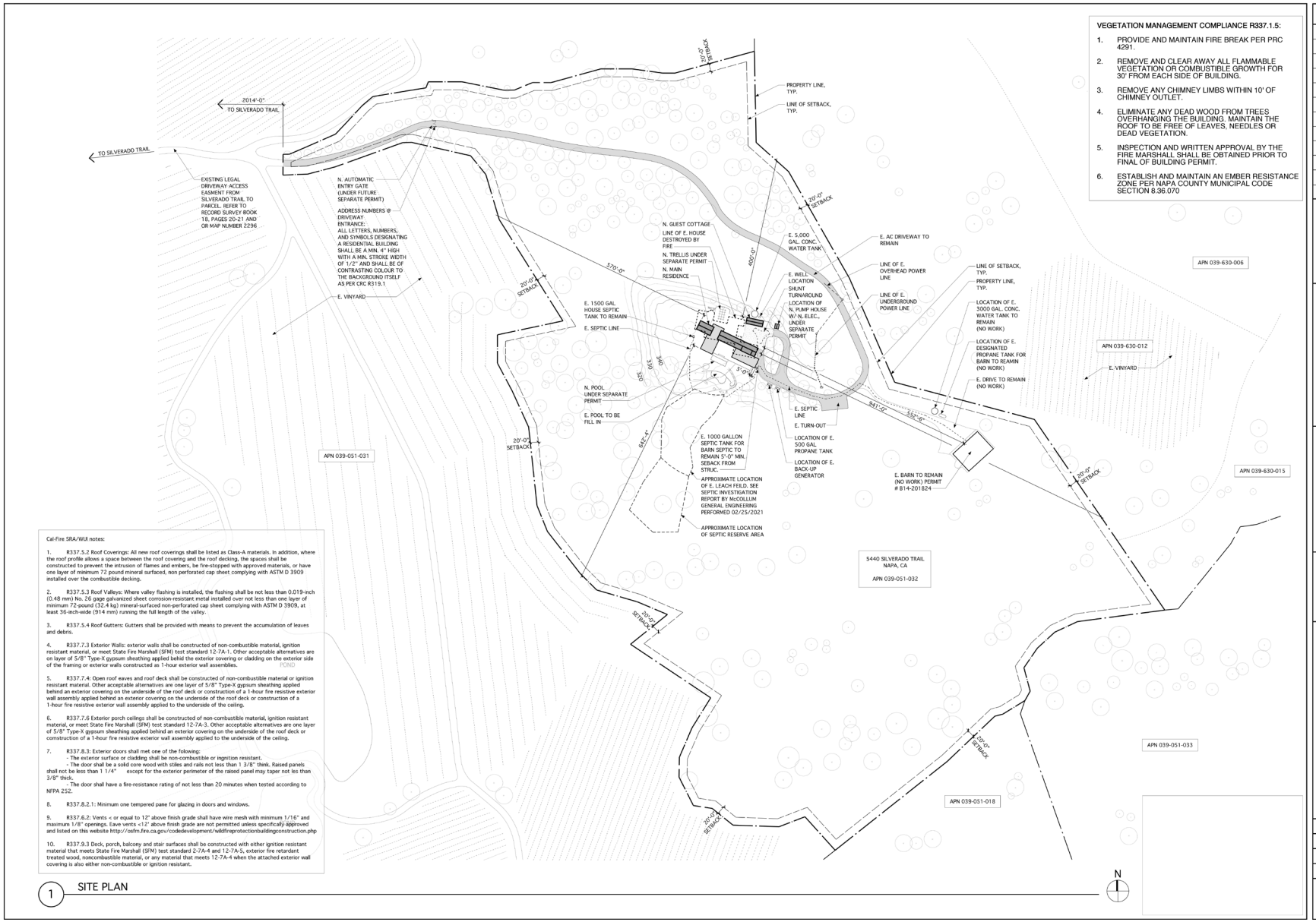
SITE MAP



DRAWING ISSUES

Issue:	Date:
Permit Set	09/02/21
State Comments 1	09/15/21
Permit Rev. 2	11/05/21
MOD CD Set	11/19/21
Permit Rev. 3	12/10/21
MOD Set Rev. 4	12/10/21

Method Homes
6840 Northgate Way
Ferndale, WA 98248

Nick Noyes Architecture
2325 Third Street #341 S.F. CA 94107
415 512-9234 fax 415 522-1917

Chimney Rock Residence
5440 Silverado Trail
Napa, CA 94558

LICENSED ARCHITECT NICHOLAS NOYES C-24275 02/28/23 RENEWAL DATE STATE OF CALIFORNIA

Site Plan

Date 01/10/21
Scale 1"=100'-0"
Drawn NNA
Job
Sheet A-0.1

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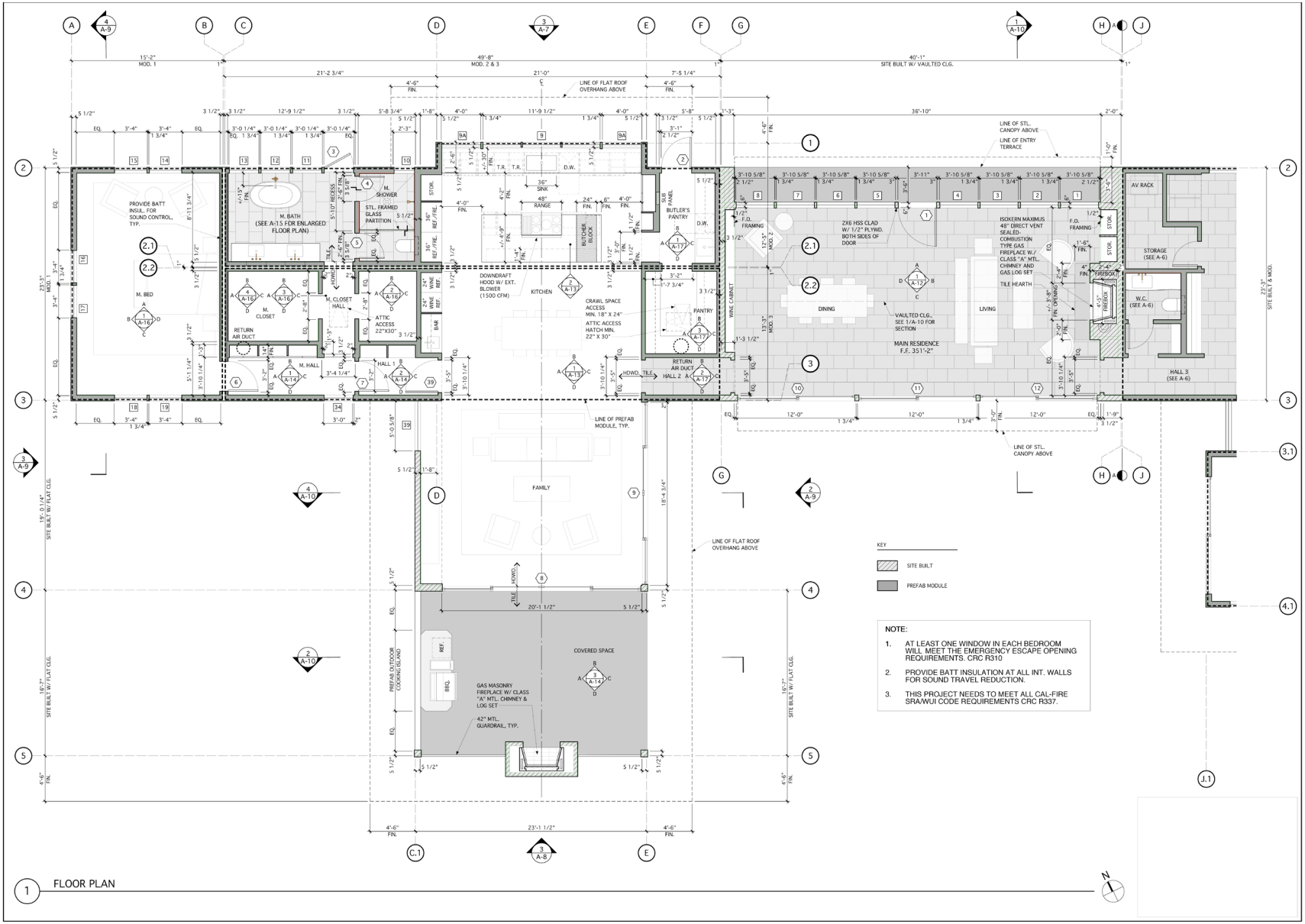
FLOOR PLANS - MAIN HOUSE



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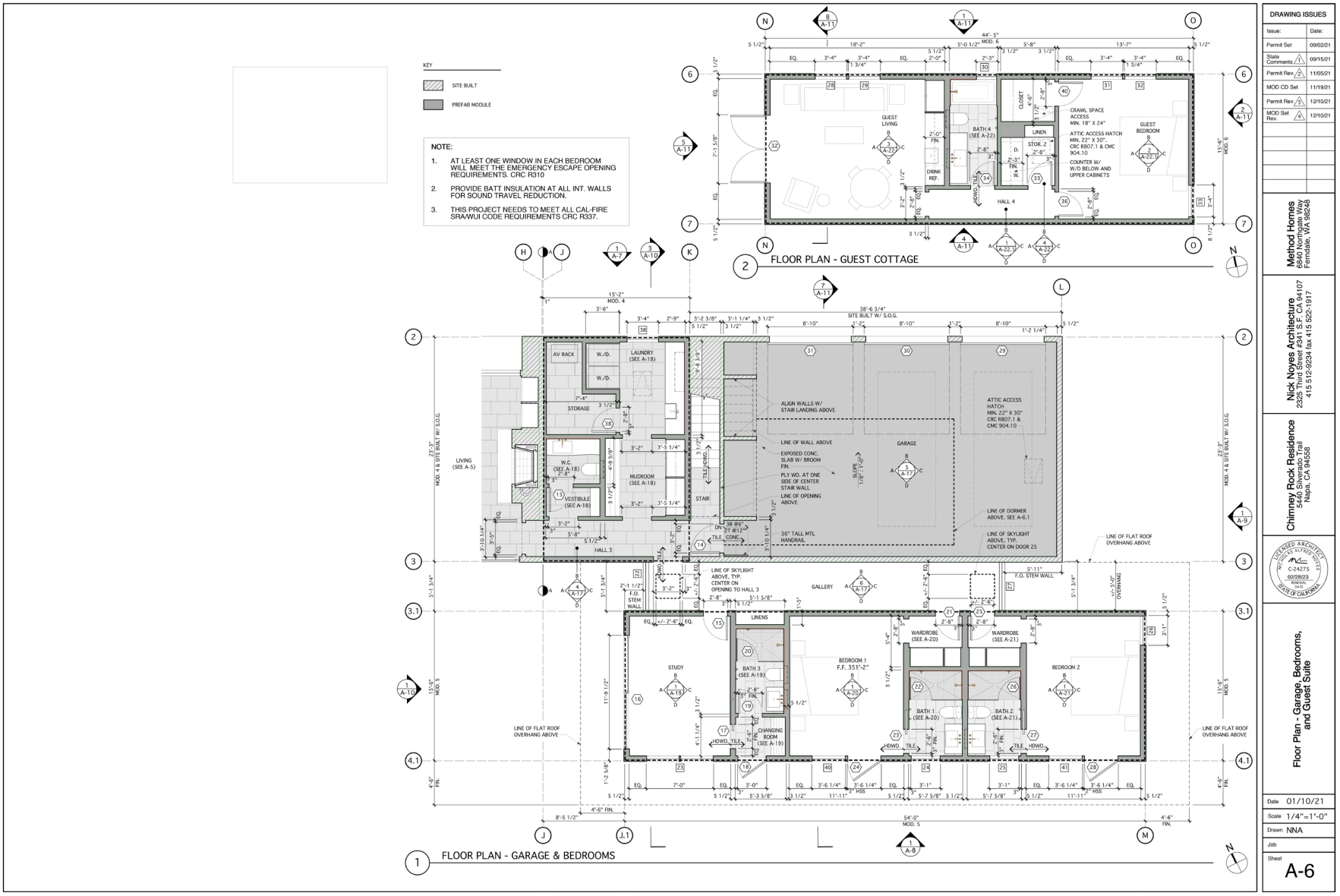
FLOOR PLANS - GARAGE, GUEST WING, GUEST COTTAGE



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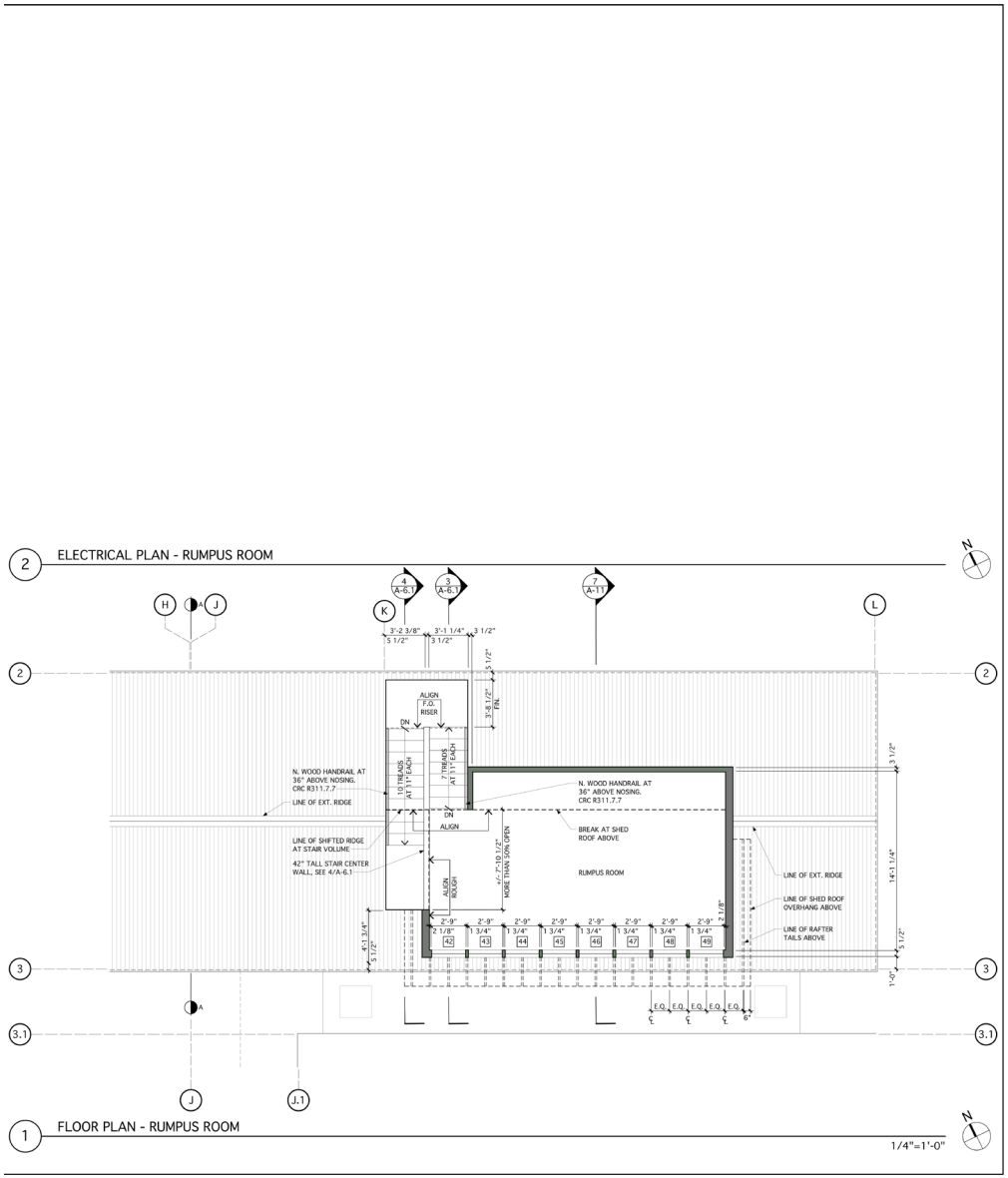
FLOOR PLANS - RUMPUS ROOM



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Method Homes
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415 512 9224 fax 415 522 1917

Chimney Rock Residence
5440 Silverado Trail
Napa, CA 94558

LICENSED ARCHITECT NICHOLAS ALFRED NOYES C-24275 02/28/23 RENEWAL DATE STATE OF CALIFORNIA

Plans & Sections - Rumpus Room

Date 01/10/21
Scale AS NOTED
Drawn NNA
Job
Sheet A-6.1

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AERIAL MAP

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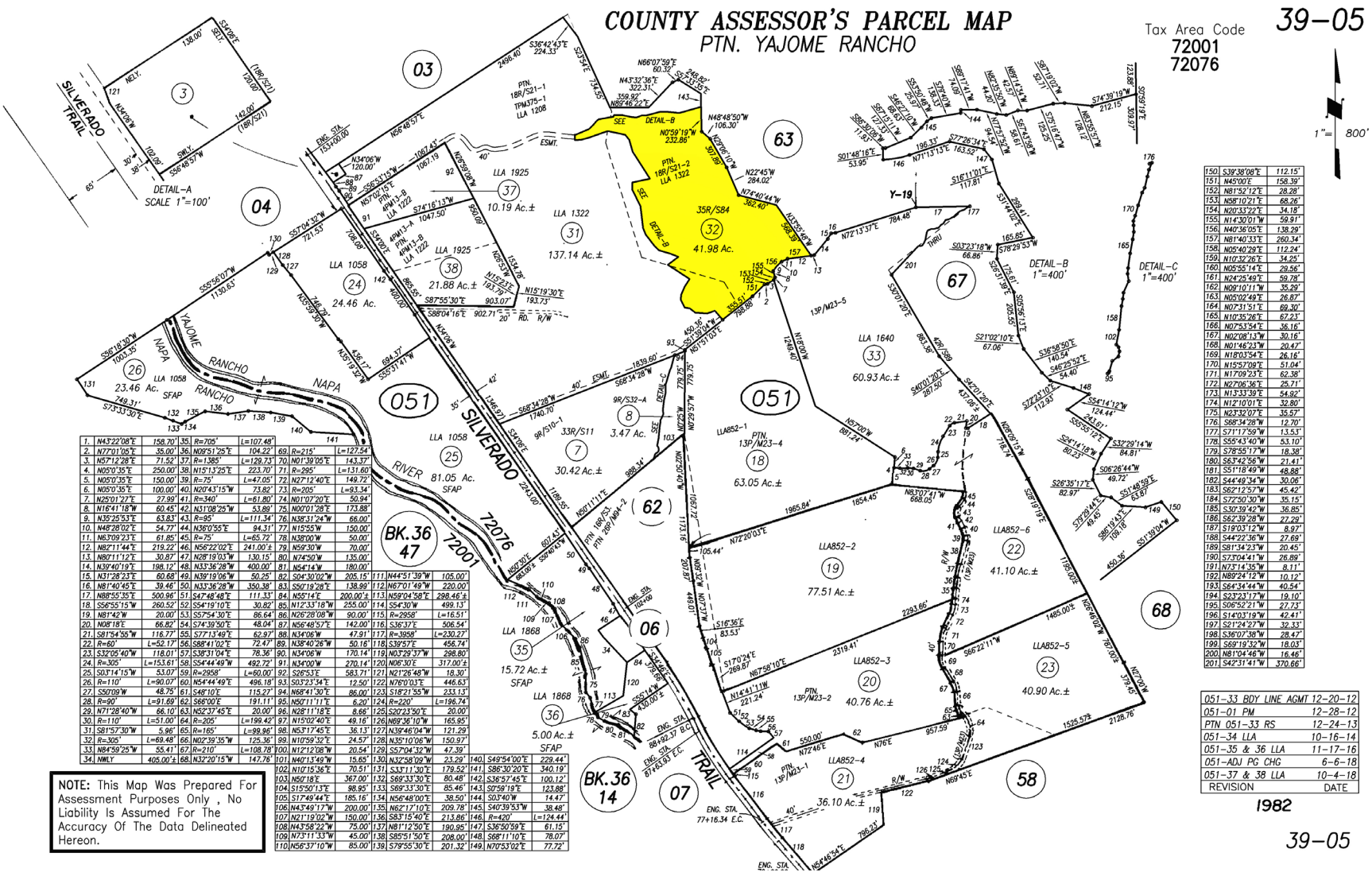
PLAT MAP



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PHOTOGRAPHY

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EXCLUSIVE REPRESENTATION

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